



Drove Crescent, Portslade, BN41 2TB
£360,000 Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



- **Extended Family Home**
- **Three Bedrooms**
- **Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **West Facing Garden**
- **Private Drive**

This EXTENDED FAMILY HOME offers good size accommodation and is well located, close to local shops, schools and amenities. THREE BEDROOMS, 17 FT LOUNGE, 17 FT DINING ROOM, fitted kitchen, modern bathroom, WEST FACING, GARDEN, PRIVATE DRIVE FOR TWO VEHICLES

ENTRANCE HALL

via a composite door, frosted upvc double glazed window, tiled floor, stairs to the first floor

LOUNGE

17'10 x 10'4 (5.44m x 3.15m)

laminare flooring, radiator, coving, dual aspect, upvc double glazed window and sliding upvc double glazed patio doors to

DINING ROOM

17'3 x 8'7 (5.26m x 2.62m)

tiled floor, two ladder style heated towel rails, ample space for a table, at one end is a utility area with space and plumbing for washing machine and space for a tumble dryer, door to side access, upvc double glazed window and upvc double glazed double doors to the garden

KITCHEN

12'4 x 8' (3.76m x 2.44m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC DOUBLE OVEN AND GRILL, space for fridge freezer, walk in storage cupboard, tiled floor, upvc double glazed window, frosted upvc double glazed door to the dining room, door to the hallway

FIRST FLOOR LANDING

loft access, built in airing cupboard, doors to

BEDROOM ONE

14'8 x 10' (4.47m x 3.05m)

radiator, built in bulkhead wardrobe, upvc double glazed window

BEDROOM TWO

11'2 x 7'1 (3.40m x 2.16m)

radiator, coving, upvc double glazed window

BEDROOM THREE

11'5 x 7'5 (3.48m x 2.26m)

radiator, upvc double glazed window

BATHROOM

a matching white suite comprising of a curved shower/bath with overhead shower, wall mounted taps and a curved glass shower screen, wash hand basin, low level wc, ladder style heated towel rail, tiled walls, frosted upvc double glazed window

WEST FACING REAR GARDEN

paved patio adjacent to the property, area of neat lawn with a winding brick laid path, garden shed, fenced on both sides, flower and shrub beds, side access

PRIVATE DRIVEWAY

stone laid with convenient side by side parking for two vehicles

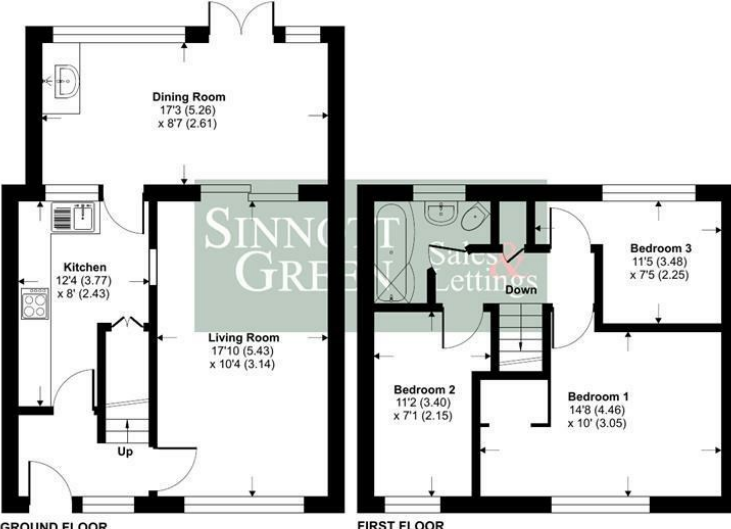
THE LOCATION

a great location, being close to local shops and amenities in nearby Valley Road. Portslade Academy and the primary school are also within easy reach. it is also within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



Drove Crescent, Portslade, Brighton, BN41

Approximate Area = 870 sq ft / 80.8 sq m
For identification only - Not to scale



GROUND FLOOR FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Sinnott Green. REF: 1471588 © nichicom 2020.