



49 VALLEY ROAD, PORTSLADE

OFFERS IN EXCESS OF £350,000 FREEHOLD

Accommodation: Semi Detached house, 2 Bedrooms, Lounge, Dining Room, Kitchen, Shower Room, Front & Rear Gardens, Off Road Parking, Double Glazed Windows and Gas Central heating.

This beautiful home must be seen to fully appreciate the modern fitted kitchen and shower room plus excellent decorative order throughout. The property benefits from an elevated position with hardstand parking to the front and one of the main features is the tiered rear garden with two different patio areas to enjoy in the summer plus a summerhouse and shed. Conveniently situated in Valley Road with easy access to a parade of local shops and bus services in and out of the City centre. This is a home to fall in love with so don't delay, contact The Exchange Property Services today on 01323 489560 to arrange your appointment to view.

UPVC door with double glazed panels to:

GROUND FLOOR

Hallway

Stairs to first floor, radiator:

Lounge

5.38m (17'7") x 3.53m (11'6") reducing to 2.85m (9'4")

Double glazed window to front, radiator, telephone point, opening onto Dining Room:



Dining Room

2.66m (8'8") x 2.27m (7'5")

Opening onto lounge, exposed brickwork, radiator, double glazed windows to rear & sides, UPVC door to rear garden:



Kitchen

3.61m (11'10") reducing to 2.52m (8'3") x 2.37m (7'9") max

Fitted with a range of base and eye level units with wooden worktop space over, fitted electric oven, inset gas hob & extractor hood above, single bowl ceramic inset sink with drainer, tiled walls, built in cupboard plus alcove space for fridge/freezer, recessed spot lighting, UPVC double glazed door to rear garden, radiator, plumbing for washing machine & dishwasher:



FIRST FLOOR

First Floor Landing

Double glazed window to side, loft access with drop down ladder:

Bedroom 1

4.29m (14'0") to built in cupboards x 2.07m (6'9") to built in wardrobe

Double glazed windows to front, radiator, built in cupboards one with wall mounted gas boiler:



Bedroom 2

3.42m (11'2") max x 2.62m (8'7") to built in cupboard

Double glazed window to rear, radiator, fitted wardrobes & built in cupboard:



Shower Room

Comprising shower cubicle with wall mounted electric shower, wall mounted wash hand basin, low-level WC, double glazed window to rear, radiator, tiled walls, extractor fan:



Outside

Front Garden

Off Road Parking, Steps up to house in elevated position.

Rear Garden

15.75m (51'8") x 6.76m (22'2")

Fencing to sides & rear, lower raised patio areas, side access, outside tap, exterior light, outside electrical socket, shed, summerhouse:



Ground Floor



First Floor



Ground Floor



First Floor



Energy performance certificate (EPC)

49 Valley Road
Portslade
BRIGHTON
BN41 2TP

Energy rating

D

Valid until: **29 April 2036**

Certificate number: **0380-2480-5640-2976-0161**

Property type **Semi-detached house**

Total floor area **64 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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