



60 North Road

East Sussex BN41 2HB

Asking Price Of £385,000

- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- MODERN BATHROOM
- CONTEMPORARY KITCHEN/LIVING ROOM
- CLOAKROOM
- WEST FACING GARDEN
- GARAGE
- NO ONWARD CHAIN

A beautifully presented mid-terrace family home, skilfully updated to create stylish, bright and well proportioned accommodation throughout.

The heart of the property is the impressive open plan kitchen/living room, providing an excellent space for both everyday family life and entertaining, with French doors opening directly onto the rear garden. A convenient cloakroom completes the ground floor accommodation.

To the first floor are three well proportioned bedrooms together with a contemporary family bathroom, all presented in excellent decorative order.

Outside, the property enjoys a delightful west facing rear garden, ideal for making the most of the afternoon and evening sunshine. From the garden there is direct access to the garage, with parking for two vehicles in front.

Situated in a convenient and well-connected location, the property is within easy reach of the South Downs, Portslade town centre and Portslade mainline railway station, while the A23 and A27 are also readily accessible, making it particularly well placed for commuters and families alike.

Offered for sale with no onward chain, this is an excellent opportunity to acquire a well appointed family home ready for immediate occupation.

ENTRANCE Through door to open plan ground floor kitchen and living room, downstairs w.c. and utility.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer, wooden work surfaces with cupboards and drawers below with matching eye-level cupboard, integrated dishwasher, 'Russell Hobbs' microwave with electric oven below, adjacent island with cupboards and drawers, fitted 'Beko' 4-ring electric hob with extractor above, space for fridge/freezer, ladder style radiator, UPVC double glazed window overlooking front, understairs storage housing meters.

LIVING ROOM Double ladder style radiator, UPVC double glazed double doors to west facing rear garden.

CLOAKROOM Extractor fan, vanity wash-hand basin, low level w.c.

UTILITY ROOM Space for washing machine and condenser dryer, extractor above, 'Ideal' combination gas-fired boiler, eye-level cupboard.

FIRST FLOOR

LANDING Loft hatch, thermostat.

BEDROOM 1 Space for interior wardrobe, double glazed window overlooking garden, radiator.

BEDROOM 2 Radiator, UPVC double glazed window.

BEDROOM 3 Radiator, UPVC double glazed window.

BATHROOM Comprising bathroom suite with panelled bath and shower unit with 'rainfall' shower head, vanity wash-hand basin, mounted towel rail, low level w.c., frosted double glazed window.

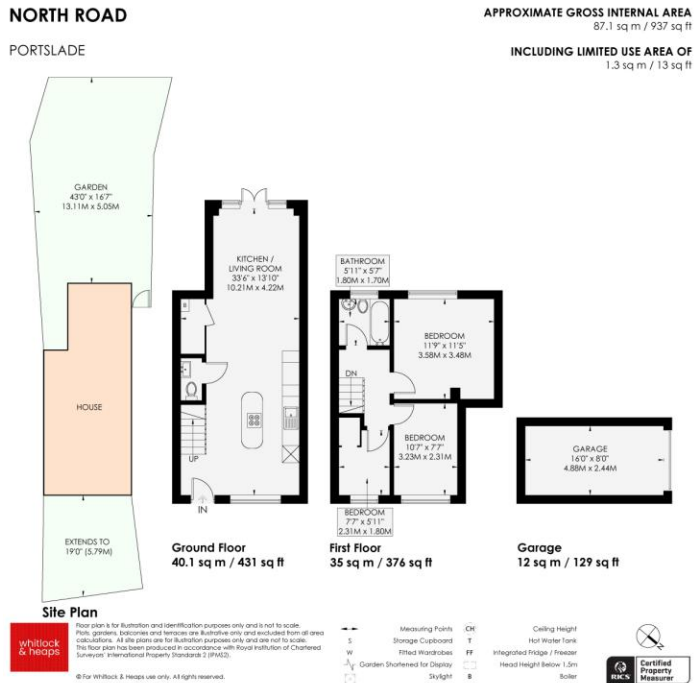
OUTSIDE

FRONT GARDEN Shingled entrance with low wall, side access.

REAR GARDEN Patio front and rear, being mainly laid to lawn, side walkway to rear access and garage. Fenced on all sides. Side access.

GARAGE Up and over door, access on North Road.

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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