Hawthorn Way, Portslade

Offers Over **£400,000**

Jacobs | Steel

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Extended Kitchen/Dining Room
- Integral Storage Space
- Spacious Double Aspect Lounge
- Raised South Facing Sun Terrace
- Distant Roof Top And Sea Views
- Off Road Parking
- South Facing Rear Garden
- Car Stand
- Detached Brick Built Garage
- No Ongoing Chain

We are delighted to offer for sale this well presented three bedroom semi detached house situated within this popular residential location.

Situated just North of Portslade Village having a nearby shopping parade, along with bus services providing access to surrounding areas and into Brighton. Further shopping facilities can be found within a short walk in Portslade Old Village whilst a more comprehensive range of shopping facilities and amenities can be found at Station/Boundary Road and along with the mainline Railway Station.

Pvcu double glazed lead light front door through to:-

SPACIOUS ENTRANCE HALL Comprising tiled flooring, obscure glass pvcu double glazed window.

GROUND FLOOR CLOAKROOM West aspect. Comprising obscure glass pvcu double glazed window with fitted blind, low flush wc, tiled flooring, part-tiled walls.

GROUND FLOOR SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window with fitted blind, walk-in shower cubicle being fully tiled, having integrated shower with shower attachment, sunken spotlights, hand wash basin with vanity unit below, wall-mounted contemporary heated towel rail, tiled flooring, fully tiled walls, extractor fan.

DOUBLE ASPECT SPACIOUS LOUNGE North and West aspect. Comprising two pvcu double glazed windows with fitted blinds, two radiators, laminate flooring, coving, feature fireplace having an attractive coal-effect gas fire with marble inserts and hearth, having attractive wooden surround.

DOUBLE ASPECT EXTENDED KITCHEN/DINING ROOM South and West aspect. Benefitting from distant rooftop and sea views. Comprising pvcu double glazed window with fitted blind, large pvcu double glazed sliding door leading out onto raised sun terrace, solid work surfaces with cupboards and drawers below and matching eye-level cupboards, part-tiled splashbacks, inset one and a half bowl sink unit with mixer tap, space for range cooker with extractor fan over, provision for washing machine and tumble dryer, matching integrated dishwasher, radiator with attractive wooden surround, sunken spotlights, laminate flooring, coving. Open-plan understairs storage space with shelving and additional solid work surface with cupboards below.

FIRST FLOOR LANDING Stairs to first floor. Loft hatch access with pull-down ladder, loft being fully boarded and benefiting from power and lighting.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted blind, radiator, built-in wardrobes with hanging rails and shelving.

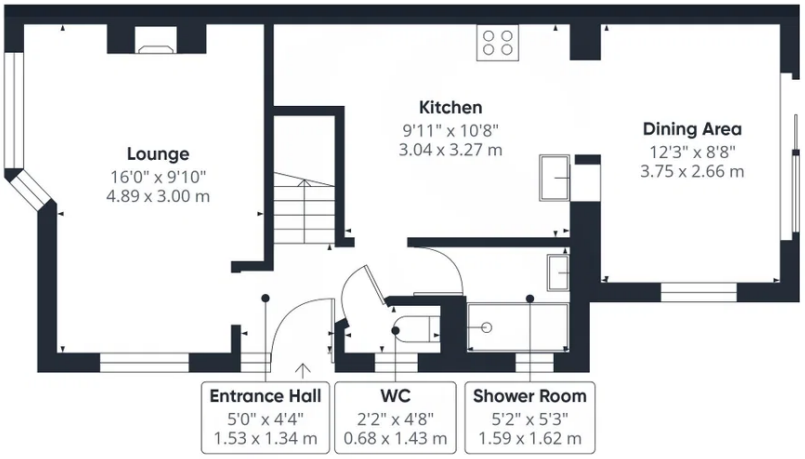
BEDROOM TWO South aspect. Benefitting from distant rooftop and sea views. Comprising pvcu double glazed window with fitted blind, radiator, further window.

BEDROOM THREE South aspect. Benefitting from distant rooftop and sea views. Comprising pvcu double glazed window with fitted blind, radiator, further window.

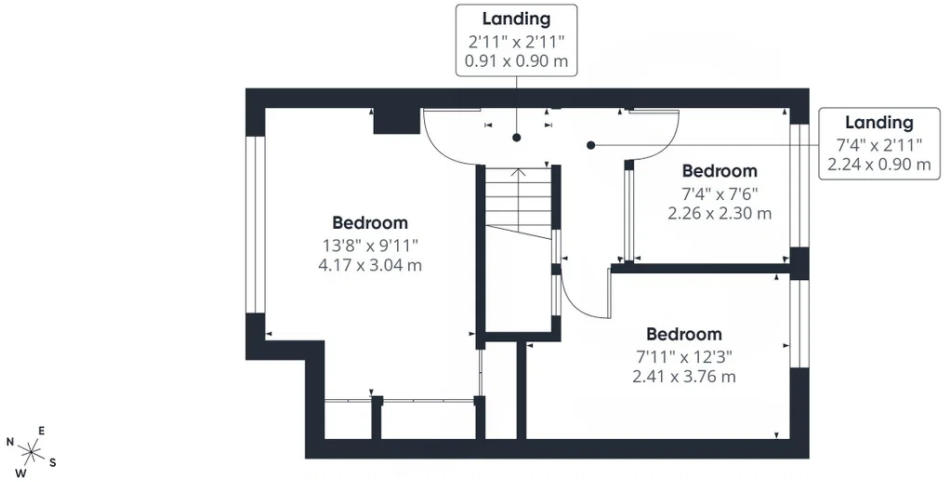
FRONT GARDEN Large block-paved area affording off-road parking for one/two vehicles, being dwarf-wall enclosed. Sunken spotlights and wall-mounted light. Shared driveway through to further off street parking area being paved.

SUN TRAP SOUTH FACING REAR GARDEN Comprising raised decked sun terrace, stepping down onto paved area and large lawned area. Further raised decked area providing an ideal entertaining space. Outside tap, two large integral storage cupboards, double gates providing side access, two wall-mounted lights. The garden is wall and fence enclosed.

DETACHED BRICK-BUILT GARAGE Having up-and-over door, benefiting from power and lighting, pvcu double glazed window and door leading directly into the rear garden.



Ground Floor



Floor 1

Approximate total area(1)

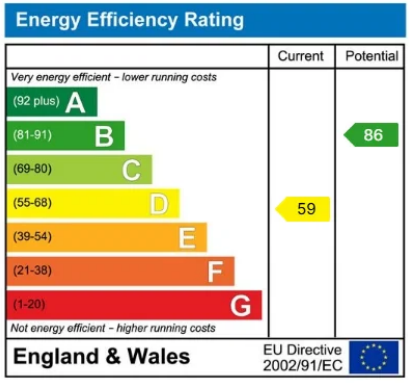
819 ft²

75.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel