



**The Parks, Portslade, East Sussex BN41 2JF
Offers In Excess Of £450,000 Freehold**



- Amazing Detached Home
- Three Bedrooms
- Two Reception Rooms
- Re Fitted Kitchen with Appliances
- Modern Bathroom
- Cloakroom
- Integral Garage & Private Drive
- Landscaped Gardens

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This EXCEPTIONAL DETACHED HOME has been updated and remodelled and could be your dream home! THREE BEDROOMS, lounge, dining room, RE FITTED KITCHEN WITH APPLIANCES, modern bathroom, ground floor cloakroom, INTEGRAL GARAGE & PRIVATE DRIVE, LANDSCAPED GARDEN, many other features. Presented in excellent order throughout.

Among the many improvements to this property is a 'Megaflow gas central heating system with 'Hive' smart thermostat operation, replacement upvc double glazed windows and doors, re fitted Kitchen, remodelled lounge, landscaped front and rear gardens and an electronic remote control Roller Shutter door. The property is also very well decorated throughout.

ENTRANCE HALL

modern composite front door with inset frosted upvc double glazed window, radiator with display shelf over, laminate flooring, dimmer switch, stairs to the first floor

CLOAKROOM

comprising of a low level wc, wash hand basin with cupboard under and a tall mirror over, ladder style heated towel rail, low voltage spotlights, frosted upvc double glazed window with made to measure blinds

LOUNGE

17'2 x 12'5 (5.23m x 3.78m)
bespoke fitted shelving either side of an inset electric flame-effect fire with tv recess above, two radiators, bench seat with pull out drawers and matching cushions fitted into the bay, upvc double glazed square bay window with made to measure blinds, archway to

DINING ROOM

11'4 x 8' (3.45m x 2.44m)
radiator, laminate flooring, upvc double glazed BI-FOLD doors with made to measure blinds and leading to the garden

RE FITTED KITCHEN

11'4 x 7'2 (3.45m x 2.18m)
fitted with contemporary white gloss handle-less units and comprising of an inset sink unit, adjacent working surfaces, a good range of base and eye level units, INSET FOUR RING 'BOSCH' INDUCTION HOB WITH 'NEFF' MULTI SPEED EXTRACTOR HOOD OVER, BUILT IN 'NEFF' ELECTRIC OVEN AND GRILL WITH 'SLIDE AND HIDE' DOOR, BUILT IN 'NEFF' MICROWAVE, INTEGRATED DISHWASHER, INTEGRATED FRIDGE FREEZER, radiator, laminate flooring, further walk in cupboard, upvc double glazed window with made to measure blinds, integral door to the garage

FIRST FLOOR LANDING

access to a mainly boarded loft, cupboard housing the 'Megaflow' tank, doors to

BEDROOM ONE

12'1 x 9'1 (3.68m x 2.77m)
radiator, tv aerial point, dimmer switch, upvc double glazed window with made to measure blinds

ENSUITE DRESSING ROOM

6'10 x 4'4 (2.08m x 1.32m)
bespoke shelving and ample hanging space NB: this was formerly an ensuite shower room and could be returned as such

BEDROOM TWO

11'2 x 9' (3.40m x 2.74m)
built in double wardrobe with one mirror door, radiator, dimmer switch, upvc double glazed windows with made to measure blinds

BEDROOM THREE

8'7 x 6'10 (2.62m x 2.08m)
radiator, upvc double glazed window with made to measure blinds

BATHROOM

a white suite comprising of a panelled bath with mixer tap, shower attachment and glass shower screen, low level wc, wash hand basin set in a vanity unit with cupboards under, ladder style heated towel rail, part tiled walls, tiled floor, frosted upvc double glazed window with made to measure blinds

REAR GARDEN

the subject of major landscaping, including levelling the entire rear garden and featuring porcelain anti-slip tiles, raised flower and shrub beds, fitted corner bench unit, a neatly laid artificial lawn, an inset ground level trampoline, black painted fencing, outside tap, feature outside lighting with internal switches

FRONT GARDEN

mainly laid with Japanese beige polished stones, Porcelain anti-slip tiles leading to the front door

PRIVATE DRIVE

space for several vehicles and leading to the garage, electric vehicle charging point

INTEGRAL GARAGE

16'7 x 11'3 (5.05m x 3.43m)
extra wide, electronic roller shutter door with remote control, power and light, worksurface with space under for tumble dryer and space and plumbing for a washing machine, wall mounted gas fired boiler, door to the garden, integral door to the house

THE LOCATION

towards the end of a cul de sac on the Fox Way Development and 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2020. Produced for Sinnott Green. REF: 1396537