

Millcross Road, Portslade

Guide Price **£530,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Ground Floor Cloakroom
- Versatile Accommodation
- Popular Location With Easthill Park & Victoria Park Closeby
- Separate Utility Room
- Extended Dining Area
- Good School Catchment Area
- Good Size Separate Lounge
- Off Road Parking
- External Studio Room With Storage
- No Ongoing Chain

We are delighted to offer for sale this well extended four bedroom semi detached house situated within this popular residential location

Situated in the popular Foredown/Benfield area of Portslade close to West Hove, benefitting from being within 100 meters of access to Easthill Park with other local parks such as Victoria Park also being nearby. Public transport can also be found closeby with bus routes at the bottom of Foredown Drive leading to Brighton & Hove or to Shoreham Town Centre to the East and West respectively, and Portslade Railway Station being approximately a 1 mile away to the South. Schools for all age groups are within the area as are local shops and leisure facilities in Portslade Community College. More comprehensive shopping facilities can be found in Boundary Road and approximately 1 mile away there is a Sainsburys Superstore including Argos. Hove Lagoon is in close proximity providing watersports, cafes, play parks and direct access to the seafront.





Pvcu double glazed front door through to: **ENTRANCE HALL** Comprising radiator, laminate flooring, understairs storage cupboard housing wall mounted combination boiler.

SPACIOUS SEPERATE LOUNGE South aspect. Comprising pvcu double glazed bay window, radiator, picture rail, recessed shelving, sideboard with cupboards under, laminate flooring.

DOUBLE ASPECT SEPARATE MODERN KITCHEN/DINING ROOM North & West aspect. Comprising laminate work surfaces with cupboards below, matching eye level cupboards, inset Bosch oven/cooker with integrated microwave over, matching integrated Kenwood dishwasher, inset one and a half bowl single drainer sink unit with mixer tap, inset four ring gas hob, sunken spotlights, radiator, laminate breakfast bar with seating for four, recessed shelving, space for American style fridge/freezer, further laminate work surface with cupboard under, coving. Opening to:-

INTERNAL HALLWAY West aspect. Comprising pvcu double glazed window with fitted blind, sunken spotlight, opening to:-

OPEN PLAN DOUBLE ASPECT DINING ROOM West and South aspect. Comprising pvcu double glazed window, pvcu double glazed slide doors leading out onto sun trap rear garden, skylight, coving, sunken spotlights, serving hatch/opening to Kitchen.

UTILITY ROOM West aspect. Comprising pvcu double glazed window, laminate work surface with cupboard below, provision for washing machine, space for washer/dryer, sunken spotlight, laminate flooring. Slide door through to:-

GROUND FLOOR CLOAKROOM West aspect. Comprising smoked glass pvcu double glazed window, low flush wc, hand wash basin with vanity unit below, laminate flooring, wall mounted light.

SPLIT LEVEL FIRST FLOOR LANDING Comprising pvcu double glazed window, built in cupboards, radiator, ceiling mounted contemporary light.

BEDROOM ONE South aspect. Comprising pvcu double glazed bay window with fitted blind, radiator, recessed shelving and hanging rail.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, shelving.

IMPRESSIVE DOUBLE ASPECT FAMILY BATHROOM West and North aspect. Comprising obscure glass pvcu double glazed window with fitted roller blind, further double glazed window with fitted roller blind, spa corner bath, contemporary low flush wc, contemporary hand wash basin with contemporary mixer tap and vanity unit below, fully tiled walls, tiled flooring, sunken spotlights, wall mounted heated towel rail. Fully tiled shower cubicle with having a wall mounted Mira electric shower. Extractor fan.

SECOND FLOOR LANDING

SEPERATE WC South aspect. Comprising Velux window with distant sea views, hand wash basin with vanity unit below, low flush wc, sunken spotlights.

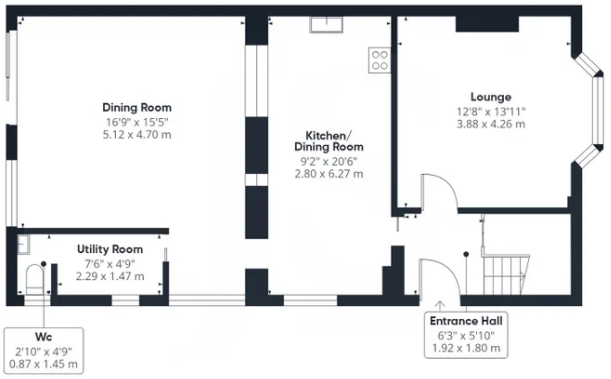
DOUBLE ASPECT BEDROOM THREE South and North aspect benefitting from distant roof top and sea views. Comprising two double glazed velux windows, eaves storage cupboards, radiator, sunken spotlights.

DOUBLE ASPECT BEDROOM FOUR North and South aspect benefitting from distant roof top and sea views. Comprising one pvcu double glazed velux window, further velux window, eaves storage cupboard, radiator, sunken spotlights.

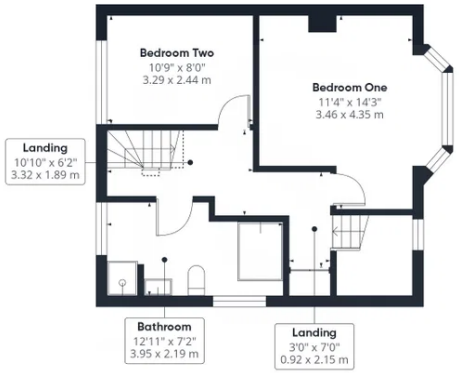
FRONT GARDEN Indian sandstone pathway leading onto chip stone area affording off road parking for approximately three vehicles, gate to side access.

SUN TRAP WEST FACING REAR GARDEN Large artificial lawned area onto paved area, wall mounted light, two oak built covered pergola entertaining areas. Pvcu double glazed slide door through to:-

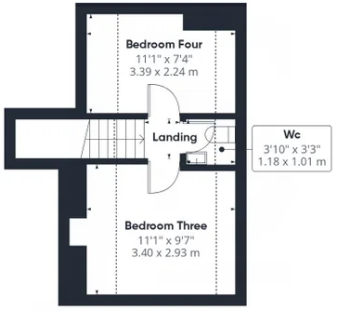
EXTERNAL OUTBUILDING WITH TWO STUDIO ROOMS
Hallway:- Comprising pvcu double glazed slide door with fitted blind, door through to:-
Storage Area: Comprising wall mounted electric meter.
Large Studio Room: Comprising pvcu double glazed window with fitted blind, sunken spotlights.
Second Studio Room: Comprising pvcu double glazed window with fitted blind, sunken spotlights.
Benefitting from power and lighting.



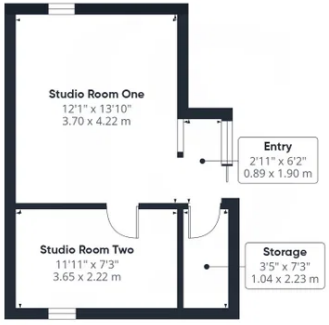
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area(1)

1717 ft²

159.6 m²

Reduced headroom

74 ft²

6.8 m²

(1) Excluding balconies and terraces

Reduced headroom

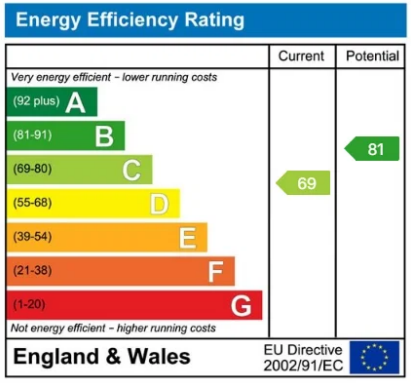
..... Below 5 ft/1.5 m

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

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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.

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