

Gardener Street, Portslade, BN41 1SX

£325,000

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Three Bedrooms
- Two Reception rooms
- Ground Floor Bathroom & Separate Wc
- Utility Room
- Recently Installed Gas Boiler
- No Onward Chain
- Courtyard Garden
- Close To Local Amenities
- End Of Terrace House
- Close To Railway Station

We are delighted to offer for sale this spacious three bedroom semi detached house situated in this popular residential area benefitting from no onward chain.

Conveniently situated on level ground, having comprehensive shopping facilities available 3/4 mile away in Boundary Road along with mainline Portslade Train station. Fishersgate train station is also a very short walk away. Sainsburys superstore/Argos is approximately 1 mile to the East which also leads onto the main A27/M23 and onto M25, The Holmbush Shopping Centre with Tesco/M&S & Next is also approximately one and a half miles away to the West.





Obscure glass pvcu double glazed door leading through to:-

ENTRANCE HALL South aspect. Comprising obscure glass pvcu double glazed windows, laminate flooring, radiator, single light fitting with directable spotlights, stairs to first floor, understairs storage space housing gas meter.

SPACIOUS LOUNGE/BEDROOM THREE South aspect. Comprising pvcu double glazed window, laminate flooring, feature fireplace, single light fitting, radiator.

DINING ROOM South aspect. Comprising pvcu double glazed window, single light fitting, laminate flooring, radiator, feature fireplace with tiled hearth.

DOUBLE ASPECT KITCHEN East and West aspect. Comprising pvcu double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, fully tiled walls, tiled flooring, wall mounted Worcester combination boiler, two light fittings, space and provision for washing machine, stainless steel single drainer sink unit with mixer tap, door through to:-

GROUND FLOOR BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, ladder style heated towel rail, tiled flooring, part tiled walls, panel enclosed bath, pedestal hand wash basin, door through to:-

WC West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, part tiled walls, tiled flooring, single light fitting.

UTILITY ROOM West and North aspect. Comprising pvcu double glazed windows, pvcu double glazed doors leading out onto courtyard garden, tiled flooring, single light fitting.

FIRST FLOOR LANDING South aspect. Comprising pvcu double glazed window, single light fitting, loft hatch access.

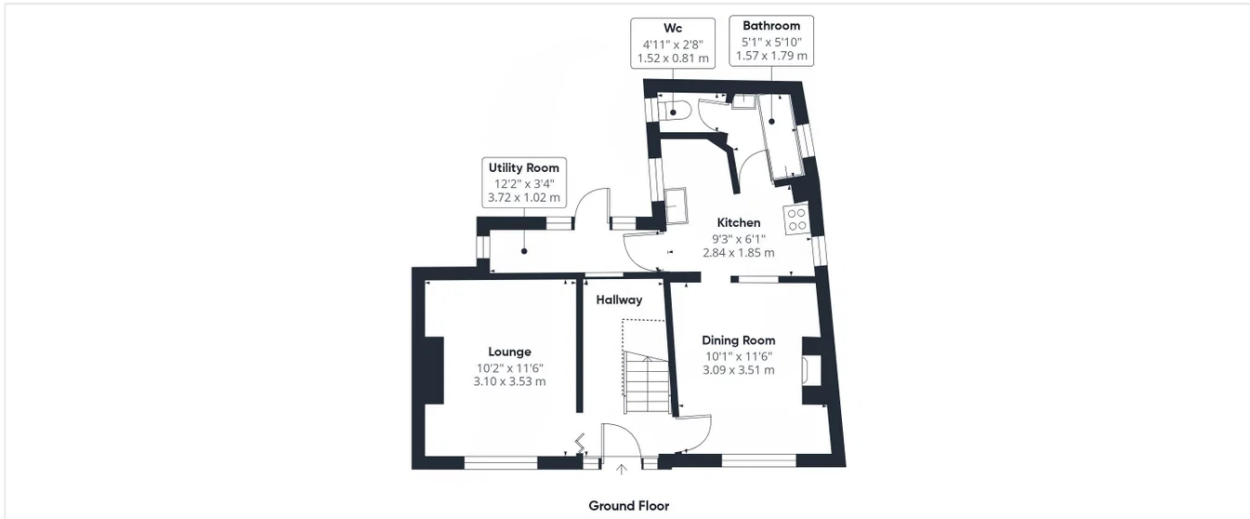
BEDROOM/DRESSING ROOM South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, double doors leading through to:-

BEDROOM ONE West aspect. Comprising pvcu double glazed window, radiator, wooden flooring, single light fitting with directable spotlights.

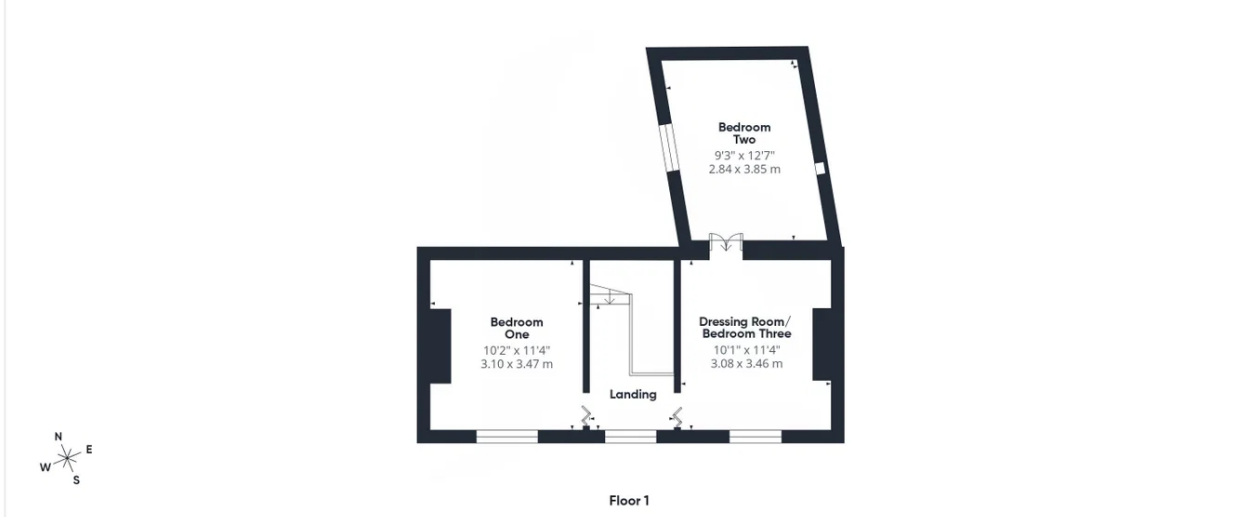
BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

FRONT GARDEN Raised stone built flower beds, path and tiled step to front door.

COURTYARD GARDEN Laid to crazy paving, gateway to rear access, outside light, wall enclosed.



Ground Floor



Floor 1

Approximate total area(1)

811 ft²

75.3 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

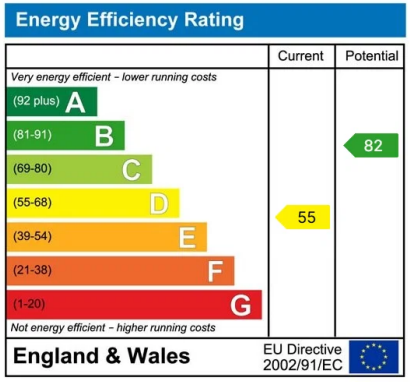
Below 5 ft/1.5 m

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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