

Melrose Avenue, Portslade, East Sussex BN41 2LT
Offers In Excess Of £425,000 Freehold



- Extended Semi
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Cloakroom
- Garage & Private Drive
- Requires Updating
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

This SPACIOUS EXTENDED semi detached house is located in one of Portslade most popular areas. THREE BEDROOMS, lounge, 18 FT X 12 FT KITCHEN/DINING ROOM, CONSERVATORY, utility room, ground floor cloakroom, bathroom, front & rear gardens, GARAGE & PRIVATE DRIVE, needs some updating, chain free

COVERED PORCH
frosted upvc double glazed front door to

ENTRANCE HALL
dual aspect frosted upvc double glazed windows, radiator, stairs to the first floor, under stairs cupboard

CLOAKROOM
comprising of a low level wc, extractor fan

LOUNGE
14'5 x 12'2 (4.39m x 3.71m)
fire place with inset gas 'real flame fire,' radiator, cable tv point, dimmer switch, upvc double glazed bay window

KITCHEN/DINING ROOM
18'4 x 12'3 (5.59m x 3.73m)
fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for a range cooker, inset downlighters, radiator, laminate flooring, upvc double glazed window, upvc double glazed door to

DINING AREA
open to the kitchen and conservatory

UTILITY ROOM
8'8 x 6'7 (2.64m x 2.01m)
fitted with a range of drawers and cupboards, working surfaces with appliance space under, including space and plumbing for a washing machine, space for a tumble dryer, freezer and fridge, upvc double glazed door to the garden

CONSERVATORY
9'7 x 8'8 (2.92m x 2.64m)
radiator, upvc double glazed window, glazed roof, upvc double glazed double doors to the garden

FIRST FLOOR LANDING
loft access, doors to

BEDROOM ONE
12'5 x 12' (3.78m x 3.66m)
fitted double wardrobe, fitted airing cupboard housing a 'Worcester' gas fired combination boiler and linen shelves, radiator, upvc double glazed window

BEDROOM TWO
11'7 x 11'6 (3.53m x 3.51m)
radiator, upvc double glazed window

BEDROOM THREE
8'2 x 6'6 (2.49m x 1.98m)
radiator, upvc double glazed window

BATHROOM
a white suite comprising of a curved bath/shower with an overhead shower attachment and curved glass shower screen, wash hand basin set in a vanity unit with cupboards adjacent and under, low level wc, ladder style heated towel rail, tiled walls, frosted upvc double glazed window

REAR GARDEN
mainly paved with flower and shrub beds, screened by panel fencing and shrubs, garden shed

FRONT GARDEN
mainly laid with slate,

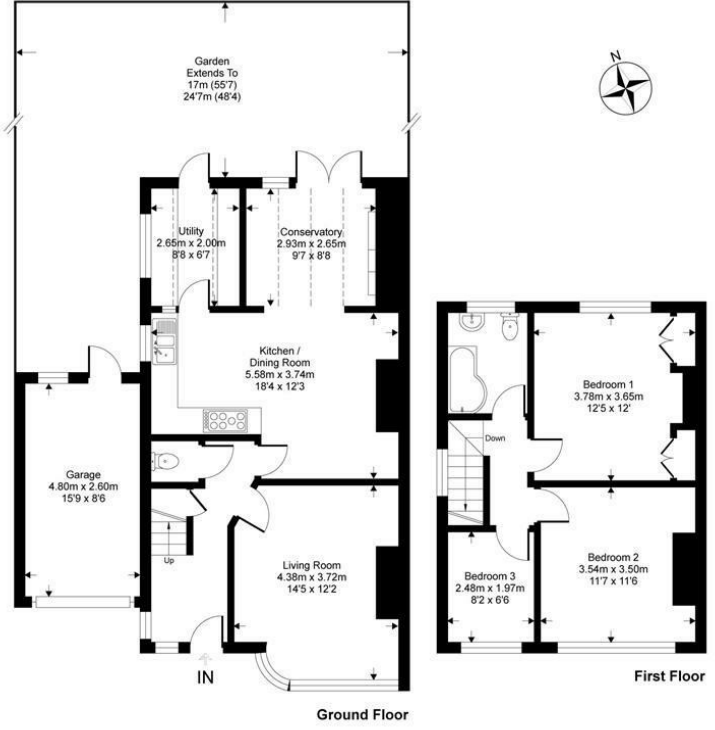
PRIVATE DRIVE
providing additional parking and leading to

GARAGE
15'9 x 8'6 (4.80m x 2.59m)
electronic remote control roller shutter door, power and light, upvc double glazed window, upvc double glazed door to the garden

THE LOCATION
Melrose Avenue is in a sought after area, close to Portslade Village Centre 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



Melrose Avenue, BN41
Approximate Gross Internal Area = 101.1 sq m / 1089 sq ft
Approximate Garage Internal Area = 12.4 sq m / 134 sq ft
Approximate Total Internal Area = 113.5 sq m / 1223 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green