



Anvil Close, Portslade
£475,000



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Four Bedrooms
- Semi Detached House
- No Onward Chain
- Downstairs Wc
- Family Bathroom
- Garage & Off Road Parking
- Open Plan Lounge/Dining Room
- Cul-De-Sac Location
- Utility Room
- Main Bedroom With Ensuite

We are delighted to offer for sale this spacious four bedroom semi detached family home benefitting from off road parking & garage situated in this desirable cul-de-sac.

Situated in a popular North Portslade cul-de sac location on the edge of the South Downs National Park and near to the Foredown Camera Obscuras Tower and Easthill Park. There are local shops nearby along with more comprehensive shopping facilities in Boundary Road Portslade, where you will also find a Railway Station having direct links to Brighton, Hove and London Victoria. Bus services are close by to the property as is access to the A23 and A27 which is a short drive away.





Feature stained glass leaded light pvcu double glazed door into:-

ENTRANCE HALL Comprising radiator, tiled flooring, single light fitting.

GROUND FLOOR WC West aspect. Comprising leaded light obscured glass pvcu double glazed window, low flush wc, hand wash basin with tiled splash back, radiator, single light fitting, tiled flooring.

DOUBLE ASPECT OPEN PLAN LOUNGE/DINER South & North aspect. Comprising leaded light pvcu double glazed window, radiator, carpeted flooring, stairs to first floor, two light fittings, pvcu double glazed double doors out to rear garden, under stairs storage cupboard, opening through to:-

SPACIOUS KITCHEN Comprising pvcu double glazed window, roll edge laminate work surface with range of fitted cupboards and drawers, matching eye level cupboards, further work surface with cupboards below and display cupboards above. Inset single drainer sink unit with mixer tap, space and plumbing for dishwasher, inset four ring electric hob with double oven below and extractor fan over, radiator, recessed spotlights, tiled flooring, pvcu double glazed door out to Conservatory. Opening to:-

SEPARATE UTILITY ROOM North aspect. Comprising obscured glass pvcu double glazed window, roll edge work surface with single drainer stainless steel sink unit and mixer tap, cupboard below, space for washing machine, matching wall mounted cupboards, space for fridge/freezer, wall mounted Vaillant boiler, single light fitting, tiled flooring.

CONSERVATORY North & West aspect. Comprising feature stained glass leaded light double glazed windows, radiator, tiled flooring, wall mounted light, door to rear garden.

FIRST FLOOR LANDING Comprising cupboard housing hot water cylinder and slatted shelving, loft hatch access, single light fitting, carpeted flooring.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, loft hatch access.

FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with mixer tap/shower attachment, pedestal hand wash basin, low flush wc, radiator, single light fitting, majority tiled walls, vinyl flooring.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, ceiling light with directable spotlights.

ENSUITE BEDROOM ONE South aspect. Comprising leaded light pvcu double glazed window, radiator, carpeted flooring, ceiling fan light. Sliding door through to:-

ENSUITE SHOWER ROOM West aspect. Comprising obscure glass leaded light pvcu double glazed window, radiator, low flush wc, pedestal hand wash basin with tiled splashback, fully tiled shower area with integrated shower. wall mounted shaver point, ceiling mounted light fitting, vinyl flooring.

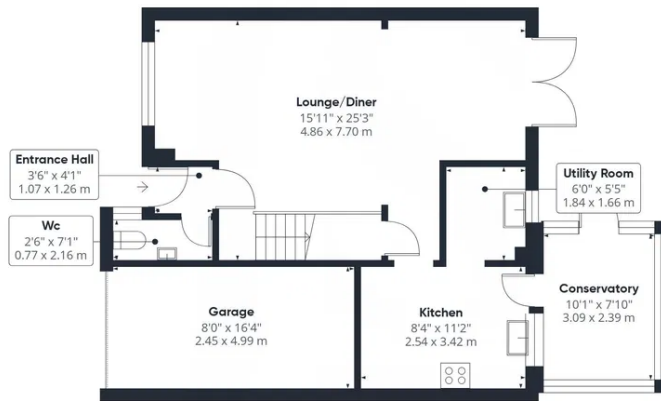
BEDROOM FOUR South aspect. Comprising leaded light pvcu double glazed window, radiator, carpeted flooring, built in storage cupboard with hanging rail, single light fitting.

FRONT GARDEN Laid to block paving providing off street parking leading to garage, lawned area with various mature shrubs and bushes, path leading to side access.

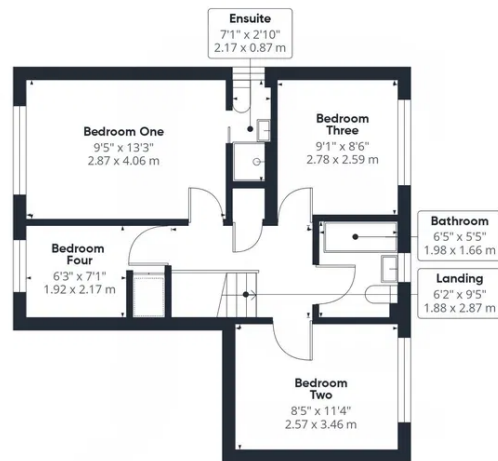
INTEGRAL GARAGE With up and over door, having power and lighting, single light fitting, wall mounted electric fusebox, electric meter.

FEATURE REAR GARDEN Paved area leading onto lawned area with various mature shrubs, trees and plants, rear patio area with greenhouse, outside tap, being fence and wall enclosed.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1166 ft²
108.4 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.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.