



Deacons Drive, Portslade, BN41 2FJ
£400,000 Freehold



- Bay Fronted Terrace Home
- Extended to Rear Elevation
- Three Bedrooms
- Ground Floor WC/Utility
- Open Plan Dining/Family Room
- Shower Room/WC
- Good Sized Rear Garden
- Close to Local Shops
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A traditional bay fronted extended older style terrace home located in a popular residential road close to Portslade Village, Easthill Park, schools, bus routes and local shops for day to needs at Mill Lane. Internally the property offers spacious well presented accommodation including three bedrooms, large open plan dining/living space and a useful ground floor WC/utility room. Additional features include a good sized level rear garden with area of hardstanding to the rear which could provide off road parking or be used for construction of double garage or garden room. The property is also offered for sale CHAIN FREE.

Entrance Hall

Approached via wooden front door with glazed inserts, staircase to first floor, radiator, under stairs storage cupboard, central heating thermostat, door to:

Open Plan Dining/Family Room

Built in storage cabinets, two radiators concealed with decorative covers, double glazed window and patio door opening onto rear garden & patio, French style double doors to:

Living Room

Large double glazed bay window, radiator concealed in decorative cover, living flame gas fire with marble effect surround and hearth.

Kitchen

Fitted wall and base units with matching drawers, work surfaces with inset stainless steel sink unit, part tiled walls, space for gas cooker, extractor hood, space for tall fridge freezer, window with privacy glass, open entrance to dining/family room.

Ground Floor WC/Utility

Double glazed window with privacy glass, work surface with space & plumbing for washing machine below, vanity wash hand basin, part wood panelled walls, low level WC, electric radiator with timer and controls.

First Floor Landing

Access to roof space via loft hatch, doors to:

Bedroom One

Double glazed bay window, radiator, fitted wardrobe range and drawers.

Bedroom Two

Double glazed window over looking rear garden with Dowland views, radiator, fitted wardrobe range.

Bedroom Three

Double glazed window, radiator.

Shower Room/WC

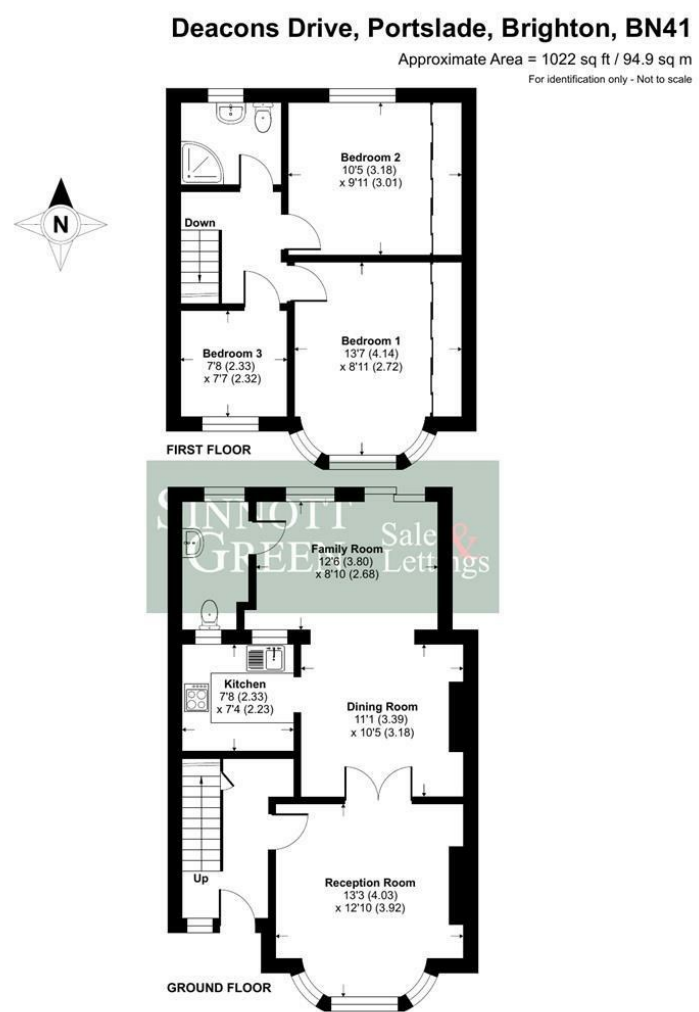
Double glazed window with patterned glass, heated towel rail, fully tiled walls, low level WC, vanity wash hand basin, fitted bathroom cabinet & rotating shelving unit, tiled corner shower enclosure with electric thermostat mixer unit.

Front Garden

Low maintenance design, mainly laid with purple slate chippings, bordered by pathway and low level brick retaining wall.

Rear Garden

Large paved patio area adjacent to rear of property which extends to the remainder of the garden which is mainly laid to lawn, bordered by flower beds with central raised stone feature and area of hardstanding to the rear which could provide off road parking or be used for construction of garage or garden room.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2020. Produced for Simott Green. REF: 1442304