



Wickhurst Rise, Portslade

Offers Over **£400,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi Detached House
- Sun Trap Tiered Garden
- Three Bedroom
- Modern Fitted Family Shower Room
- Spacious Lounge
- Open Plan Kitchen/Dining Room
- Popular Portslade Location
- Distant Downland And Rooftop Views
- No Ongoing Chain

We are delighted to offer for sale this spacious three double bedroom semi detached family home benefitting from large sun trap rear garden situated in this popular Portslade location.

Local shops can be found half a mile to either the South and North of the property, with bus services also running nearby, there is also a choice of local schools for all ages. Access to walks over the South Downs can be found within half a mile. Easthill Park and Portslade old village can be found approximately 1 mile away. However, more comprehensive shopping facilities and Mainline railway station can be found in Boundary Road approximately 1.5 miles to the South.





Obscure glass composite front door through to:-

SPACIOUS ENTRANCE HALL North/East aspect. Comprising pvcu double glazed window, radiator, laminate flooring, two light fittings with directable spotlights, understairs storage cupboard housing wall mounted Ideal combination boiler.

OPEN PLAN DUAL ASPECT KITCHEN/DINING ROOM South/West and North/East aspect.

Kitchen Area: Comprising pvcu double glazed window benefitting from distant downland and roof top views, laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with extractor fan over, inset eye level twin double oven, integrated dishwasher, integrated washing machine. Tiled flooring, single light fitting with directable spotlights.

Dining Area: Comprising tiled flooring, double glazed double doors leading out to feature rear garden, integrated fridge/freezer and large contemporary pantry, contemporary radiator, single light fitting with directable spotlights. Door through to:-

SEPARATE SPACIOUS LOUNGE South/West aspect. Comprising pvcu double glazed window, laminate flooring, single light fitting, feature fireplace with attractive tiled hearth, radiator with wooden surround.

FIRST FLOOR LANDING North/East aspect. Comprising pvcu double glazed window with distant panoramic downland and roof top views, radiator, carpeted flooring, loft hatch access, storage cupboard.

BEDROOM ONE South/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted storage cupboards with hanging rail and shelving.

BEDROOM TWO South/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting with directable spotlights, fitted wardrobe with hanging rail and shelving.

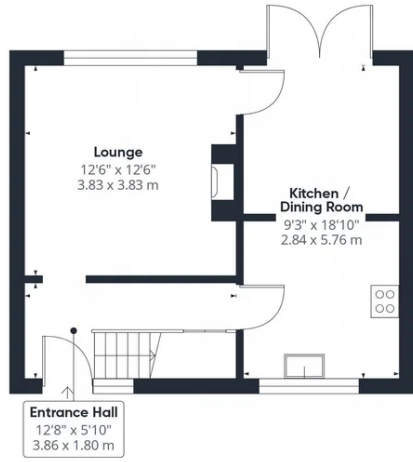
BEDROOM THREE North/East aspect. Comprising pvcu double glazed window benefitting from panoramic distant downland and roof top views, radiator, laminate flooring, single light fitting.

MODERN FITTED FAMILY BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, contemporary hand wash basin with mixer tap and vanity unit below, wall mounted LED mirror with demister, panel enclosed bath with integrated shower and shower attachment over, contemporary wall mounted ladder style heated towel rail, extractor fan, recessed lighting. Part tiled walls, tiled flooring.

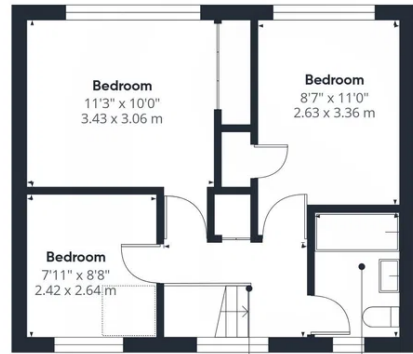
FRONT GARDEN Mainly laid to lawn, being dwarf wall enclosed.

FEATURE REAR GARDEN Large paved patio area with various raised sleeper beds, steps to tiered garden with having large lawned area with raised flower beds, steps up to large decked area with raised flower bed and with ample space for seating, steps leading up to rear tier having large decked area and timber built shed, benefitting from distant downland and roof top views. Fence enclosed. Side access having gate to side garden for bin storage, outside tap and further gate to front of property.





Ground Floor



Floor 1

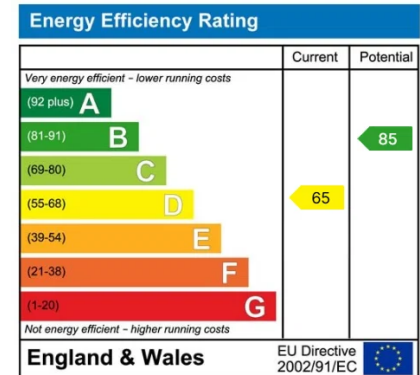


Approximate total area⁽¹⁾
793 ft²
73.8 m²

(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.