

41 Church Road, Portslade, BN41 1LB

Guide Price £325,000 - £335,000

- TWO DOUBLE BEDROOMS
- LIVING ROOM AND DINING ROOM
- KITCHEN WITH DIRECT ACCESS TO GARDEN
- FEATURE FIREPLACES
- BAY WINDOW
- SECLUDED REAR GARDEN
- CLOSE PROXIMITY TO AMENITIES
- MOST UPVC DOUBLE GLAZED

Whitlock & Heaps are delighted to present to market this two double bedroom mid terraced house situated within close proximity to the seafront and Portslade mainline station. The property offers good sized accommodation and features a living room with separate dining room and kitchen, with direct access onto a secluded rear garden.

Bus routes operate locally making commute into the City centre feasible as well as the seafront buses taking you West. Access to the A27 is a short drive away. This family home is double glazed and has gas central heating.

ENTRANCE HALL Radiator, cupboard housing meters.

LIVING ROOM Feature fireplace, UPVC double glazed bay window, radiator.

DINING ROOM Log burner, under stair storage, radiator, double doors to kitchen.

KITCHEN Incorporating large bowl sink with mixer tap and drainer, adjacent work surfaces with drawers and cupboards under and matching eye level cupboards, four ring 'Bosch' induction hob with extractor over, built in oven and integrated fridge/freezer, space for slim dishwasher, space and plumbing for washing machine and tumble dryer, radiator, double doors to garden.

FIRST FLOOR

LANDING Central heating thermostat, hatch to loft (partially boarded with electrics).

BEDROOM 1 Feature fireplace, UPVC double glazed bay window, radiator.

BEDROOM 2 Feature fireplace, UPVC double glazed window, radiator.

BATHROOM Part tiled white bathroom suite incorporating panelled bath and separate walk in shower, wash hand basin, low level w.c., cupboard housing 'Worcester' gas fired combination boiler with storage to side, ladder style radiator, frosted double

glazed window, extractor.

OUTSIDE

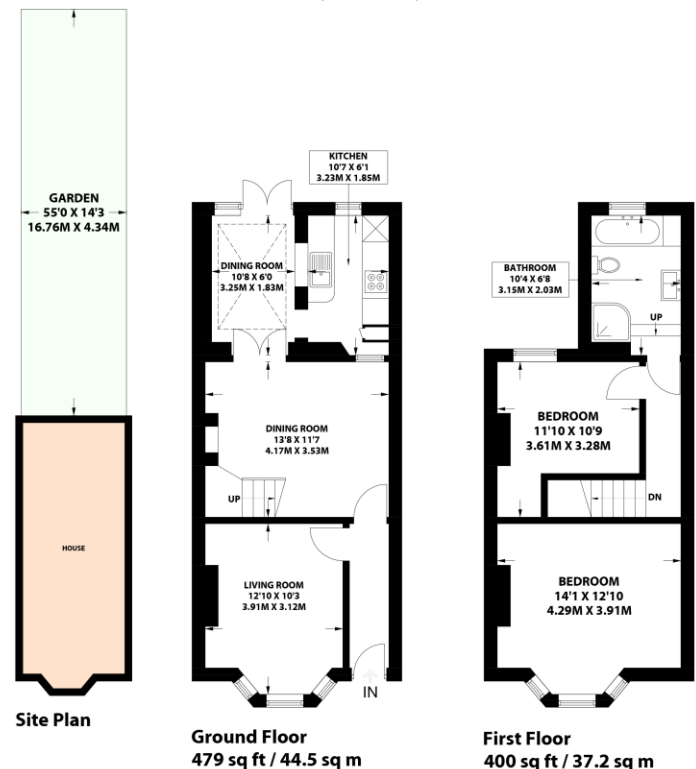
REAR GARDEN Mainly laid to lawn with mature shrub borders, small patio area.

CHURCH ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
876 sq ft / 81.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
879 sq ft / 81.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, sizes, fittings and data shown is an approximate interpretation for illustrative purposes only.

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