



# 24 Burlington Gardens, Portslade BN41 2DS

Asking Price Of £375,000

- THREE BEDROOM S/D FAMILY HOME
- TWO RECEPTION ROOMS
- SOUGHT AFTER AREA
- FAR REACHING VIEWS
- IN NEED OF MODERNISATION
- SOUTH FACING REAR GARDEN
- POTENTIAL TO EXTEND/CONVERT (STNC)
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this three bedroom semi detached family home located in the sought after Burlington Gardens. The property boasts two reception rooms and a large south facing rear garden. The home is in need of modernisation throughout and is brought to the market with no onward chain.

You are local to Mill Lane shops with its various shopping facilities as well as local bus routes taking you to the city centre. West Hove Sainsburys is a short drive away, benefitting from the petrol station. The A27 slip road is easily accessible from the house, making commutes out of the city simple.

**ENTRANCE HALL** Inner door to entrance hall. Understairs storage, cupboard housing meters, understairs housing 'Glowom' gas-fired combination boiler.

**KITCHEN** Incorporating stainless steel two bowl sink unit with mixer tap and drainer, vinyl work surfaces with drainer and cupboards below and matching eye-level cupboards, 4-ring gas hob with electric oven below and cooker hood above, UPVC double glazed window overlooking the garden.

**LIVING ROOM** Fireplace with hearth, double glazed bay window, radiator, wooden floor.

**DINING ROOM** Double doors to garden, radiator, secondary glazed sash windows.

**FIRST FLOOR**

**LANDING** Doors to all rooms with loft hatch above.

**BEDROOM 1** UPVC double glazed window overlooking garden, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** Comprising white suite with tiled splashback throughout, bath with shower unit over, heated towel rail, pedestal wash-hand basin, low level w.c., UPVC double glazed frosted window.

**OUTSIDE**

**SOUTH FACING REAR GARDEN** with old outdoor w.c. to front, fenced on three sides, bordered side with mature shrubberies, paved side access, mainly laid to lawn.

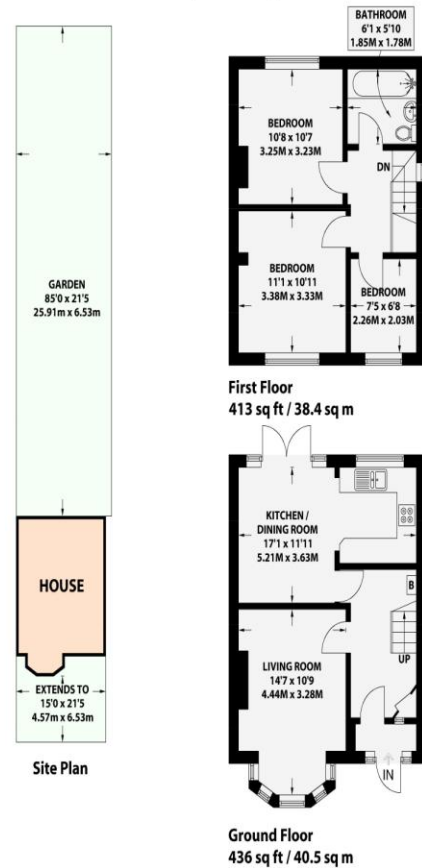
**FRONT GARDEN** Being laid to lawn with gated entrance, gas meter.

**BURLINGTON GARDENS**

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
838 sq ft / 77.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
849 sq ft / 78.9 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 (RICS). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- T Ceiling Height
- Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display

Certified Property Measurer RICS

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