



90 Trafalgar Road, Portslade BN41 1GS

Offers In Excess Of £425,000

- FOUR BEDROOM FAMILY HOME
- STORAGE ROOM
- WESTERLY FACING REAR GARDEN
- EXTENDED KITCHEN
- JULIET BALCONY
- LIVING ROOM
- DINING ROOM
- UPVC DOUBLE GLAZED WINDOWS

Whitlock & Heaps are delighted to present to market this four bedroom family home situated on Trafalgar Road, being within close proximity to local parks and the shopping facilities, eateries and cafés on Boundary Road. The house boasts a large kitchen diner with double doors onto the Westerly facing rear garden. This house is brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Portslade mainline station and the seafront are both close by as well. The A27 slip road is located nearby, making commutes out of the city quick and easy. The home also boasts a Juliet balcony and a boarded storage room with a Velux window.

ENTRANCE HALL Good sized porch into spacious entrance hall.

LIVING ROOM Brick feature fire place, UPVC double glazed bay window, radiator.

DINING ROOM Double glazed UPVC door balcony, radiator.

KITCHEN Incorporating large bowl sink unit with mixer tap and drainer, adjacent work surfaces with cupboards and drawers below and matching eye level cupboards, inset five ring gas hob with extractor hood above, integrated 'Zanussi' oven, space for washing machine, fridge freezer, door to under stairs storage, UPVC double glazed window with south aspect, kitchen island, ladder style radiator, UPVC door and windows onto the garden.

FIRST FLOOR

LANDING Loft hatch, radiator.

BEDROOM 2 UPVC double glazed windows, fitted cupboards, radiator.

BEDROOM 3 Westerly aspect, UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with shower over, large wash hand basin, part tiled, ladder style heated towel rail, UPVC frosted double glazed window.

SEPARATE W.C. Part tiled with low level w.c., UPVC frosted double glazed window.

TOP FLOOR Eaves storage cupboard.

STORAGE ROOM: With velux window, cupboard leading to 'Worcester' combination gas fired boiler.

BEDROOM 1 UPVC double glazed window, radiator.

EN-SUITE BATHROOM Comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail, velux window.

REAR GARDEN Westerly aspect. Walled garden being tiered and with mature shrubs, gated rear access.

TRAFALGAR ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1483 sq ft / 137.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1603 sq ft / 149.0 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, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display

Certified Property Measurer
RICS

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