



## 21 Heathfield Crescent, Portslade BN41 2YS

Asking Price Of £340,000

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- NEW CARPETS
- MODERN GAS CENTRAL HEATING
- OFF ROAD PARKING
- GOOD SIZE LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN OVERLOOKING GARDEN

Whitlock & Heaps are delighted to present to market this three bedroom semi-detached family home boasting a living room with separate dining area, long driveway and good size rooms. Being newly carpeted with a modern central heating system installed, this home is brought to market with no onward chain.

Bus routes operate locally making access into the city centre simple. Graham Avenue shops are just round the corner with shopping facilities. Being on the foot of the downs, there are ample walks in the local area. West Hove Sainsburys and Holmbush Shopping Centre are both a short drive away with their shops and both benefitting from a petrol station. The A27 can be accessed quickly via the local A27 slip roads.

**ENTRANCE HALL** Large entrance hall, UPVC double glazed window.

**KITCHEN** Single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards and drawers below, 'Worcester' gas-fired combi boiler, 4-ring gas hob, extractor fan, space for dishwasher, space for fridge and freezer, UPVC double glazed window overlooking garden.

**UTILITY ROOM** Plumbing for washing machine, door to garden, UPVC windows to side.

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

**DINING ROOM** Radiator, understairs storage housing gas meter and electrics, coving.

**BATHROOM** Part tiled. White bathroom suite comprising bath with electric 'Triton' shower over, fitted cupboard, extractor fan, pedestal wash-hand basin, UPVC double glazed frosted window.

**SEPARATE W.C.** UPVC double glazed frosted window, low level W.C.

## FIRST FLOOR

**LANDING** Access to loft space.

**BEDROOM 1** UPVC double glazed window with south/west aspect, built-in cupboards, radiator.

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

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

## OUTSIDE

**REAR GARDEN** Approached by driveway. Mainly laid to lawn with patio to rear, fenced.

**GARAGE** To the side of the property. Wooden door, ample space, electrics.

**FRONT GARDEN** Long driveway, W alled with fence to side, central flower bed with mature bush.

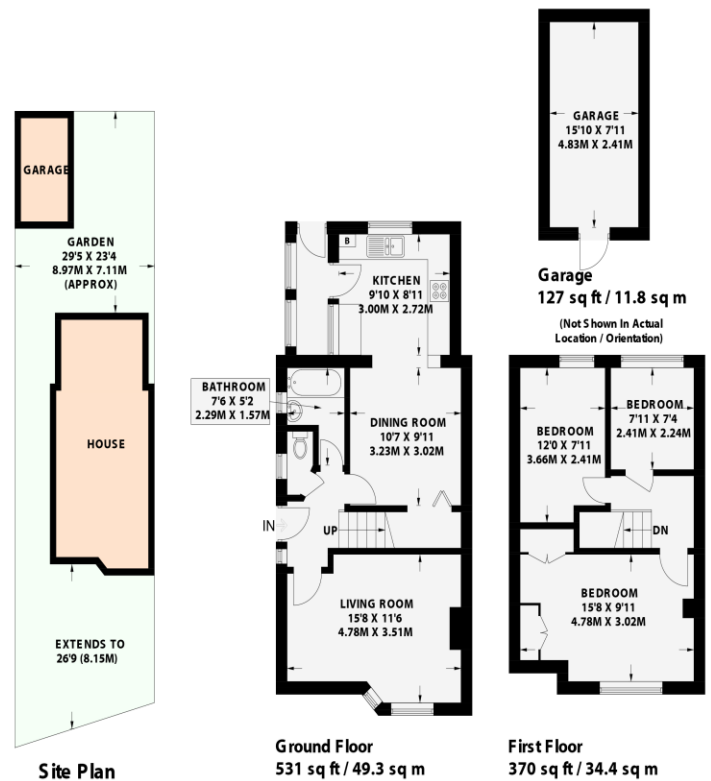
Remainder of 999 year Lease. £5.25 ground rent per quarter.

## HEATHFIELD CRESCENT

PORTSLADE

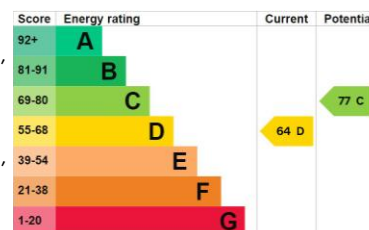
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / GARAGE)  
899 sq ft / 83.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA & GARAGE)  
1028 sq ft / 95.5 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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