



74 Heathfield Crescent, Portslade

East Sussex BN41 2YR

Asking Price Of £335,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE
- WESTERLY FACING REAR GARDEN
- GOOD SIZE LIVING ROOM
- KITCHEN DINER
- OFF ROAD PARKING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this good size three bedroom semi detached family home located in Mile Oak. This family home boasts a good size living room with separate kitchen diner as well as off road parking and a garage to rear. With a westerly aspect garden with great views, this house is brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Local shops include Co Op and the various shops in the Old Village. The Downs is on your doorstep with ample walking routes. West Hove Sainsbury's and Holmbush shopping centre are also close by, both benefitting from petrol stations and the local A27 slip roads. This home is in the catchment area for multiple schools.

PORCH Porch to front door.

ENTRANCE HALL Door to all rooms, stairs ahead.

KITCHEN/DINER Incorporating stainless steel bowl sink with splash back to rear. Vinyl worksurfaces with cupboards and drawers below with matching eye level cupboards. Space for dishwasher, space for washing machine, four ring electric hob with extractor fan over, 'Indesit' integrated oven, radiator. Door to understairs storage housing electrics and gas meter. Dining area with dual aspect South/West UPVC double glazed window and double glazed door to garden.

LIVING ROOM Feature fireplace, radiators, UPVC double glazed windows with East/South aspect.

SHOWER ROOM Step in shower, vanity unit, frosted UPVC double glazed windows overlooking West facing rear garden, radiator.

WC Frosted UPVC double glazed window, low level w.c.

LANDING Loft hatch above, radiator.

MASTER BEDROOM Built in wardrobes, UPVC double glazed windows, radiator, door to:

ENSUITE Comprising step in shower, heated towel rail, wash hand basin, low level w.c, extractor.

BEDROOM UPVC double glazed windows overlooking garden, fitted wardrobes, radiator.

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GARDEN West facing rear garden being mainly paved throughout with door to garage with side access.

GARAGE Up and over door having electrics.

FRONT Private street parking with shared drive to garage.

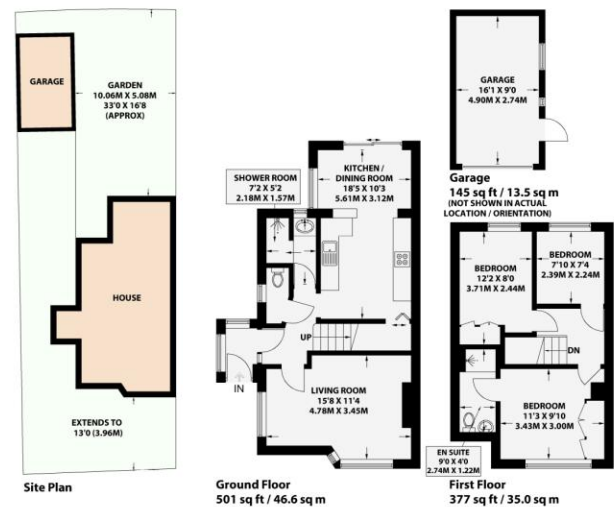
OUTGOINGS Leasehold with a remainder of a 999 year lease. Ground rent is £5.25 per quarter.

HEATHFIELD CRESCENT

MILE OAK

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE)
878 sq ft / 81.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)
1023 sq ft / 95.1 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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 (RIPS2). Every attempt has been made to ensure the accuracy however all measurements, floors, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Ceiling Height
Hot Water Tank
Fridge / Freezer
Head Height Below 1.5m
Measuring Points
Storage Cupboards
Fitted Wardrobes
Garden Shown for Display



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