

# 1 Hillside

East Sussex BN41 2DG

Asking Price Of £450,000

- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- KITCHEN/DINING ROOM
- LIVING ROOM
- PRIVATE DRIVE
- STUDIO/HOME OFFICE
- DELIGHTFUL GARDENS
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to bring to market this delightful semi detached chalet bungalow being presented in excellent order throughout with a superb kitchen/dining room having far reaching views and a separate living room with log burner. To the ground floor there is also a double bedroom and modern shower room with the first floor offering a double bedroom and shower room. Being a corner plot the gardens wrap around on three sides and offer seclusion with the rear garden being fully enclosed with a large patio area and shed. The current owner has constructed a studio/home office with underfloor heating and broadband, its currently used as a working Pilates studio and is accessed from the private drive.

shrubs.

**REAR GARDEN** Secluded and fully enclosed with large patio area leading to section of lawn.

**STUDIO/HOME OFFICE** Double glazed window and door to the front with second window overlooking the garden, under floor heating, broadband.

**ENCLOSED ENTRANCE PORCH** Tiled floor.

**ENTRANCE HALL** Stairs to first floor, radiator.

**LIVING ROOM** Log burner with tiled hearth, UPVC double glazed window, fitted shelving, radiator.

**KITCHEN/DINING ROOM** A double aspect room with two large UPVC double glazed windows overlooking the garden and a further window to the side. Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with stainless steel extractor over, electric oven, integrated fridge/freezer and dishwasher, 'Bosch' washing machine, range of fitted shelving and desk to one wall, large walk in cupboard with shelving, tiled splashback, two radiators, door to garden.

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

**SHOWER ROOM** Comprising walk in shower, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, part tiled walls, two UPVC double glazed windows, tiled floor with under floor heating.

**FIRST FLOOR**

**LANDING** Velux window.

**BEDROOM 1** Range of fitted wardrobes and cupboards, eaves storage, four velux windows, radiator.

**SHOWER ROOM** Comprising shower with tiled surround, wash hand basin, low level w.c, heated ladder style towel rail, eaves storage, tiled floor, velux window.

**OUTSIDE**

**PRIVATE DRIVE**

**FRONT AND SIDE GARDENS** Being well established with mature

**HILLSIDE**

PORTSLADE

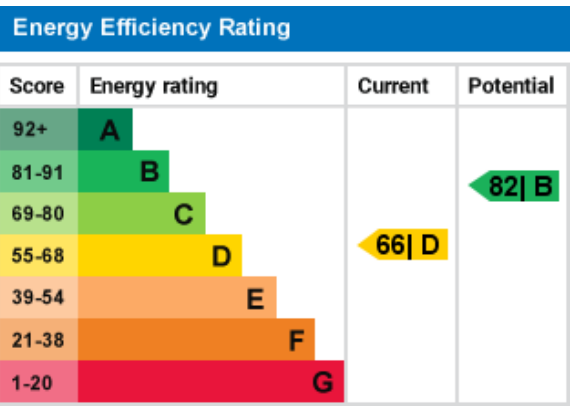
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / INCLUDING STUDIO):  
1055 sq ft / 98.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / STUDIO):  
1116 sq ft / 103.7 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, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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



Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch  
65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.