



17 Highlands Road

Portslade, BN41 2BN

Offers In The Region Of £550,000



AN ATTRACTIVE EXTENDED BAY FRONTED SPACIOUS SEMI DETACHED FAMILY HOUSE IN FAVOURED LOCATION

Situated in Highlands Road off of Foredown Drive near the Old Shoreham Road. Portslade bus services pass nearby providing access to most parts of town. Local shopping is available in Mill Lane as well as Boundary Road. Portslade railway station is also located in Boundary Road. The property is well situated for schools, Easthill Park and amenities.



ENTRANCE PORCH

Double glazed windows, double opening casement doors, fixed glazed windows to front, spot lighting to panelled ceiling, tiled flooring. Double glazed composite front door with feature lead and obscure glass to upper panels.

ENTRANCE HALLWAY

Fixed oblong double glazed window with obscure glass to side of front door, coved ceiling, ceiling light point, hard wired smoke detector, exposed wood flooring, radiator with thermostatic valve and over shelf, telephone point, under stairs storage cupboard housing electric consumer unit, gas and electric meters as well as providing storage, wall mounted central heating thermostat control.

CLOAK ROOM

Fitted with low level W.C. wash basin with hot and cold taps, tiled splash back, ceiling light point, double glazed window with obscure glass.

LOUNGE 14'4 x 11'11 (4.37m x 3.63m)

Southerly aspect with double glazed bay window over looking front garden, coved ceiling, ceiling light point, hard wired smoke detector, dado rail, shelving into chimney recess and built in storage cupboard to chimney recess, fitted log burner with slate hearth. cable TV point, radiator with thermostatic valve, double width opening leading to

DINING ROOM 13'1 x 10'8 (3.99m x 3.25m)

Ceiling light point, coved ceiling, radiator with thermostatic valve, breakfast bar, opening leading to

KITCHEN/BREAKFAST ROOM 16'8 x 7'10 (5.08m x 2.39m)

Double glazed window looking onto rear garden, 2 x roof lights providing borrowed light, recessed spot lighting, double opening double glazed casement doors providing access to garden. Fitted extensive range of eye level and base units comprising of cupboards and drawers, recessed under cupboard lighting, wood block square edge work surfaces, part display cabinets, tiled splash backs, stainless steel one and a half bowl sink and drainer unit with mixer tap, built in 'Bosch' 4 plate electric hob with extractor hood over and 'Bosch' electric double oven with grill under, space and plumbing for slimline dishwasher, further space for washing machine and tumble dryer, further space for 'American' style fridge freezer, breakfast bar with fitted wine rack.

BEDROOM FOUR/STUDY 9'0 x 6'7 (2.74m x 2.01m)

Double glazed window to side, coved ceiling, ceiling light point, radiator, recessed spot lighting.

STAIRS

From entrance hallway, spindles to handrail leading to

FIRST FLOOR LANDING

2 x ceiling light points, coved ceiling, hard wired smoke detector, radiator with thermostatic valve, double glazed window to side with obscure glass. RECESSED STUDY AREA with double glazed window to south offering views to sea.

BEDROOM TWO 15'3 x 12'2 (4.65m x 3.71m)

Southerly aspect with double glazed bay window to front offering views to sea, 2 x radiators with thermostatic valves, aerial cabling, picture rail, ceiling light point.

BEDROOM THREE 13'10 x 10'1 (4.22m x 3.07m)

Double glazed window over looking rear garden, ceiling light point, aerial cabling, radiator with thermostatic valve.

BATHROOM 9'5 x 6'9 (2.87m x 2.06m)

Double glazed window with obscure glass, recessed spot lighting, white low level W.C. wall mounted wash basin with mixer tap and pop up waste, feature curved panelled bath with offset mixer tap and shower attachment, bath filler and pop up waste, wall mounted 'Aquatronic 3' electric shower, curved shower screen, part tiled walls, chrome ladder style radiator with thermostatic valve, airing cupboard housing 'Worcester' gas combination boiler for heating and hot water as well as providing shelving for storage.

STAIRS

From first floor landing, spindles to hand rail leading to

SECOND FLOOR LANDING

Hard wired smoke detector, ceiling light point, shelving to side.

BEDROOM ONE 15'5 x 13'1 (4.70m x 3.99m)

Dual aspect to the north and south, 'Velux' window with fitted blackout blind to front offering views to sea, double glazed window to rear over looking rear garden, ceiling light point, T.V. aerial point extensive range of built in wardrobes with hanging rail and shelving, separate built in storage cupboard with over shelf and display shelving, eaves storage, radiator with thermostatic valve, door to

EN SUITE SHOWER ROOM 6'4 x 5'11 (1.93m x 1.80m)

Ceiling light point, extractor fan, double glazed window with obscure glass, white low level W.C. feature vanity unit with mixer tap and pop up waste, drawer storage under, glazed shower enclosure with sliding door, wall mounted electric shower, tiled surround, chrome ladder style radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders, path leading to porch.

DRIVEWAY

Shared driveway providing shared off street parking.

REAR GARDEN

Landscaped to provide good sized paved patio, outside lighting, side access through gate to front of property, garden shed with power source, exterior power points, step up from patio to level lawn garden with well stocked and established raised borders with numerous trees and shrubs.

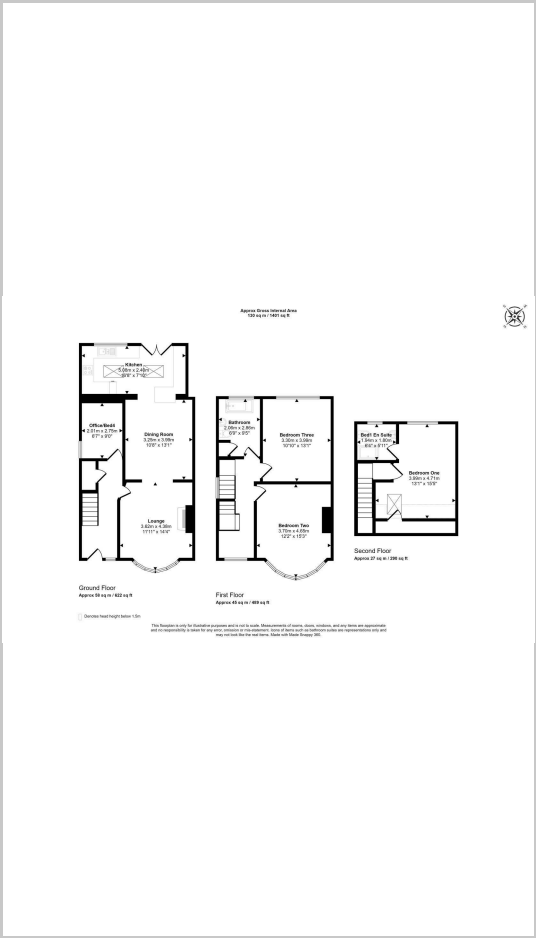
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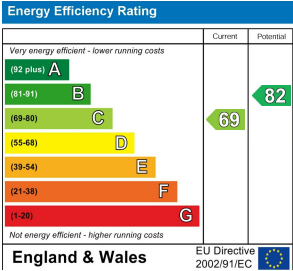
Area Map



Floor Plans



Energy Efficiency Graph



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