



12 Old Shoreham Road

Portslade, BN41 1SQ

Offers In The Region Of £425,000



AN EXTENDED SEMI DETACHED FAMILY HOME BEING OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated in Old Shoreham Road, between Appleshaw Way and St Louie Close. Buses pass by providing access to central town & Fishersgate railway station is located under 0.5miles away. The property is also well positioned for access to the A27 & the Holmbush Centre with a variety of retail shops including Tesco Superstore, M&S & Next.



PORCH

Double glazed windows and centralised door.

INNER FRONT DOOR

Opening into

ENTRANCE HALLWAY

Double glazed window to side with obscure glass, feature single glazed lead and coloured glass window to side of front door, radiator with thermostatic valve, understairs storage cupboard housing electric consumer unit, electric & gas meters, further cloaks storage cupboard.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA 14'6 x 10'11 (4.42m x 3.33m)

Southerly aspect with double glazed window overlooking front garden, coved ceiling, ceiling light point, wood effect laminate flooring, radiator with thermostatic valve, T.V aerial point, telephone point, feature stone fireplace, door to entrance hallway, archway to dining room and archway to recessed study area

STUDY AREA

Recessed study area from dining room with ceiling light point, double glazed window to side

DINING ROOM 16'11 x 11'7 (inc study) (5.16m x 3.53m (inc study))

Coved ceiling, ceiling light point, central heating thermostat control, door to entrance hallway, door opening to

KITCHEN/BREAKFAST ROOM 16'7 x 8'11 (5.05m x 2.72m)

Two double glazed windows overlooking rear garden, panelled ceiling, coved ceiling, ceiling light point, fitted range of base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit, mixer tap, built in four burner gas hob with electric oven under, extractor canopy over, space and plumbing for washing machine, radiator with thermostatic valve, cupboard housing 'Ideal' gas combination boiler for heating and hot water. Door to driveway.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Feature lead and coloured glass single glazed window to side, hatch to loft space, balustrade to handrail, coved ceiling, ceiling light point.

BEDROOM ONE 11'10 x 10'8 (3.61m x 3.25m)

Southerly aspect. Double glazed window with secondary glazed inner panelling, coved ceiling, ceiling light point, radiator with thermostatic valve.

BEDROOM TWO 11'11 x 10'8 (3.63m x 3.25m)

Coved ceiling, ceiling light point, radiator, double glazed window looking over rear garden.

BEDROOM THREE 7'2 x 5'9 (2.18m x 1.75m)

Southerly aspect with double glazed window to front, coved ceiling, ceiling light point, radiator.

BATHROOM 6'11 x 5'10 (2.11m x 1.78m)

Fitted with white suite comprising of low level W.C. pedestal wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, part tiled walls, tiled splash back to sink, radiator coved & panelled ceiling, double glazed window with obscure glass.

OUTSIDE

FRONT GARDEN

Laid to lawn.

DRIVEWAY

Shared driveway leading to

DETACHED GARAGE 17' x 8'9 (5.18m x 2.67m)

Up and over door, service door to side.

REAR GARDEN

Lawn with patio to rear, gate providing side access to driveway.

COUNCIL TAX

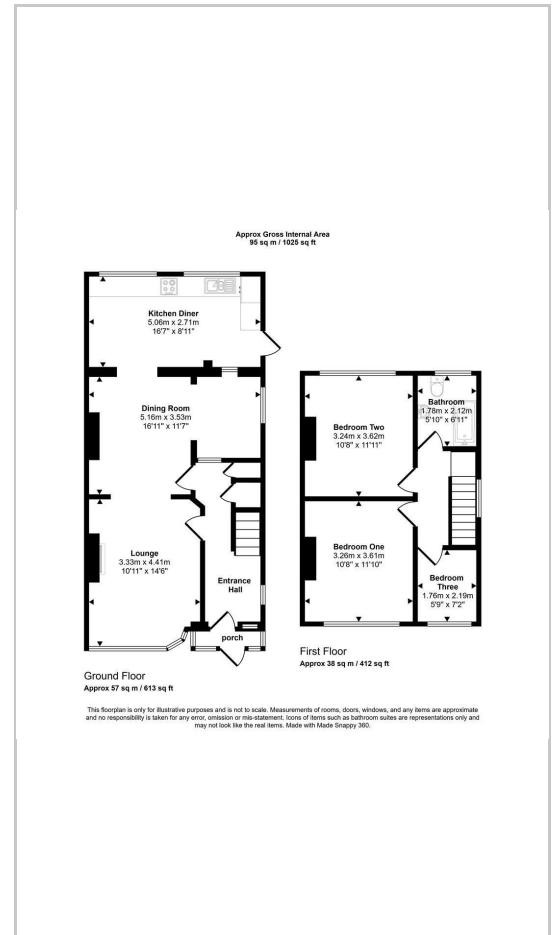
Band C

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Area Map



Floor Plans



Energy Efficiency Graph

