



38 Truleigh Drive, Brighton, BN41 2YQ

Offers In The Region Of £300,000

A THREE BEDROOM END OF TERRACE HOUSE BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Situated in Truleigh Drive, between Thornhill Rise and New England Rise. Local shops and bus stops can be found in Graham Avenue which provide access to Brighton and Hove and mainline stations with their commuter links to London. Portslade Sports Centre is within 1/3 of a mile. The property is well situated for easy access to the A27/A23, local schools, doctors and library. More extensive shopping can be found at the nearby Holmbush Shopping Centre with Tesco Superstore, M&S and Next.

CANOPIED ENTRANCE

Side canopied entrance, step up to

FRONT DOOR

Part glazed uPVC door with obscure glass opening into

ENTRANCE HALLWAY

Fixed pane window with obscure glass to the side of the front door, ceiling light point, radiator with thermostatic valve.

CLOAK ROOM

Fitted with low level W.C. double glazed window with obscure glass to the side of the property, centralised ceiling light point.

SHOWER ROOM 5'3 x 5'7 (1.60m x 1.70m)



Fitted with large shower cubicle, glass screen, chrome fittings, vanity unit with drawers and sink insert, chrome fittings, radiator towel rail, tiled floor to ceiling, recessed spotlighting, double glazed window with obscure glass to the rear of the property.

LOUNGE 15'9 x 11'5 (4.80m x 3.48m)



Double glazed bay window to the front, tiled fireplace and hearth with gas insert feature fire, shelving either side of chimney breast, T.V. aerial point, telephone point, radiator with thermostatic valve, ceiling light point.

KITCHEN 10'0 x 10'8 (3.05m x 3.25m)



Fitted with a range of eye level and base units, stainless steel sink and drainer, breakfast bar area, space and plumbing for washing machine, space and plumbing for gas cooker, wall mounted 'Worcester Bosch' gas boiler for heating, wood effect lino flooring, fluorescent strip lighting, radiator with thermostatic valve, double glazed window and door to garden, access to under stairs storage with gas and electric meters, light point.

STAIRS

From entrance hallway with banister leading to

FIRST FLOOR LANDING

Ceiling light point, hatch to loft space.

BEDROOM ONE 15'8 x 9'9 (4.78m x 2.97m)



Ceiling light point, double glazed window to the front of the property offering views towards The South Downs, radiator beneath, telephone point, T.V aerial point, opening through to recessed area with pedestal sink.

BEDROOM THREE 6'6 x 8'1 (1.98m x 2.46m)



Built in storage, make-up desk, tall cupboard housing immersion tank, double glazed window to the rear of the property, radiator beneath, fixed pane window to landing offering borrowed light, additional pane to stairwell.

BEDROOM TWO 7'11 x 10'6 (2.41m x 3.20m)



Ceiling light point, double glazed window to the rear of the property, radiator beneath, window pane offering borrowed light to the stairwell.

OUTSIDE

REAR GARDEN



Landscaped to provide patio and lawn, garden pond, greenhouse, mature planting, fence surround.

DRIVEWAY

Shared driveway leading to

GARAGE 8'5 x 15'0 (2.57m x 4.57m)

Up and over door.

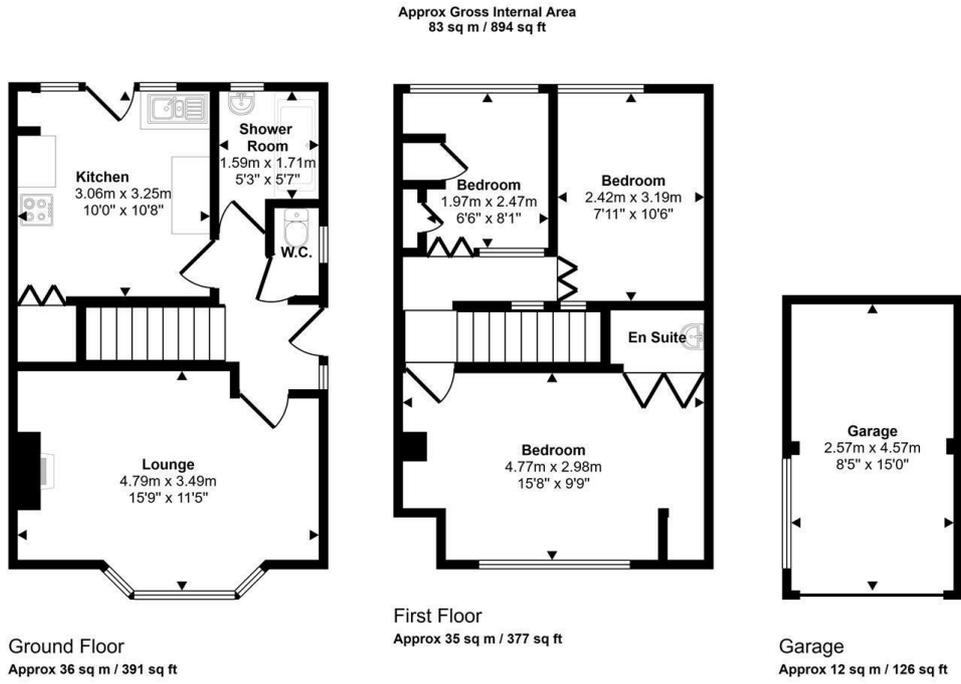
FRONT GARDEN

Grass and shrub borders.

COUNCIL TAX

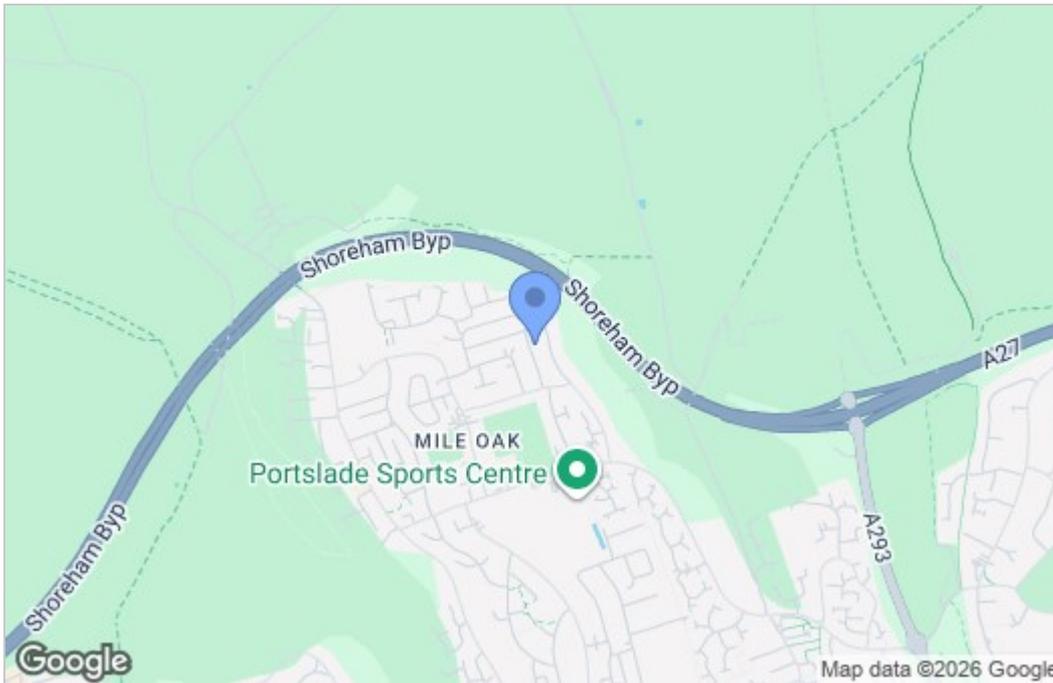
Band C

Floor Plan

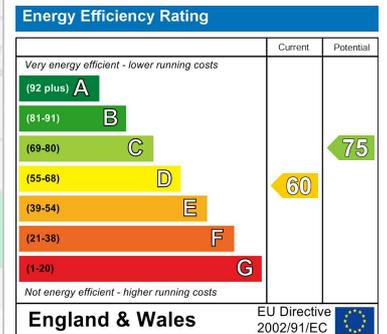


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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