



25 Juniper Close

Portslade, BN41 2GS

Offers In The Region Of £350,000



A WELL PLANNED EXTENDED END OF TERRACE PROPERTY IN A CONVENIENT LOCATION

Situated off Thornbush Crescent in the Bush Farm area of Portslade. Easthill Park, Benfield Valley and West Hove Golf Club are located nearby. Local shopping facilities in Mill Lane and more extensive shopping can be found in Boundary Road as well as the local Sainsbury's Superstore nearby. The property is also well situated for local Schools, Bus service, Doctors and easy access to the A27 by-pass as well as Downland Walks.



FRONT DOOR

Double glazed front door to

ENTRANCE VESTIBULE

Ceiling light point, door to

LOUNGE 16'7 x 12'3 (5.05m x 3.73m)

Westerly aspect with double glazed window over looking front garden, coved ceiling, 2 x ceiling light points, 2 x wall light points, 1 x downlighter, T.V aerial point, telephone point, feature stone effect fireplace and hearth with wood varnished shelving over and to side, recessed under stairs storage space, wall mounted 'Baxi' gas heater, door to

KITCHEN 12'3 x 8'10 (3.73m x 2.69m)

Easterly aspect with double glazed window over looking rear garden, double glazed door providing access to garden. Fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, built in 'Beko' 4 plate electric hob with electric double oven with grill under and extractor fan over, space and plumbing for washing machine, further space for under counter appliances, further recessed space for other kitchen appliances, tiled splash backs, larder cupboard with shelving, door to

DINING ROOM 13'9 x 9'5 (4.19m x 2.87m)

Dual aspect to the east and west with 2 x double glazed windows, coved ceiling, ceiling light point.

STAIRS

Leading to

FIRST FLOOR LANDING

Double glazed window to side, hatch to loft space, radiator, airing cupboard housing new installed lagged cylinder with slatted shelving over.

BEDROOM ONE 12'3 x 8'10 (3.73m x 2.69m)

Easterly aspect with double glazed window over looking rear garden, built in wardrobe providing hanging space and shelving.

BEDROOM TWO 12'3 x 7'10 (3.73m x 2.39m)

South westerly aspect with double glazed window over looking front garden, ceiling light point, built in wardrobe providing hanging space and storage cupboard over.

BATHROOM 6'7 x 5'11 (2.01m x 1.80m)

Fitted with white suite comprising of low level W.C. pedestal wash hand basin with hot and cold taps, panelled bath with telephone style mixer tap and shower attachment, part tiled walls, extractor fan, ceiling light point.

OUTSIDE

FRONT GARDEN

Laid to lawn with path to front door, built in storage cupboard.

REAR GARDEN

Approximately 30ft length. Easterly south aspect, concrete patio area, gate providing side access to property, step up to remainder of garden which is laid to lawn with well stocked shrub and hedgerow border, outside water tap.

PRIVATE PARKING SPACE

Located in compound to side of property.

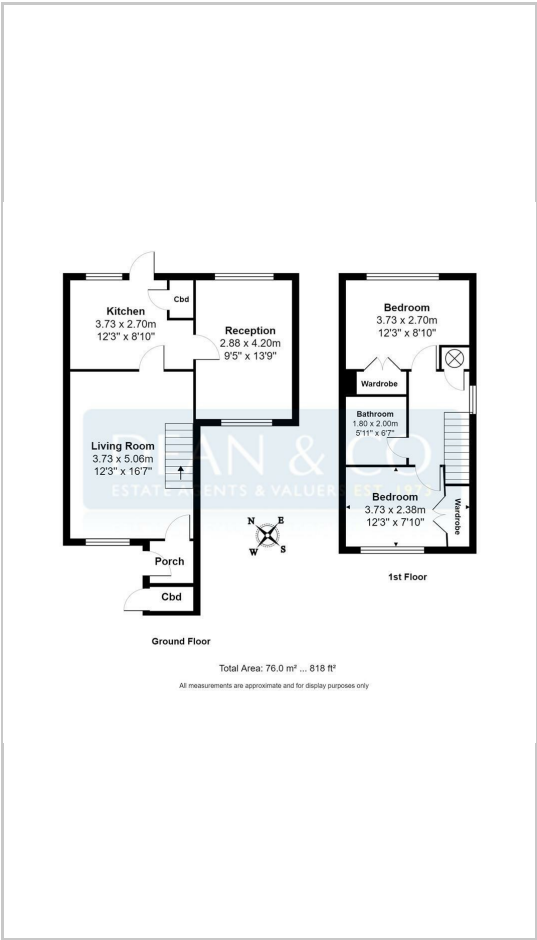
COUNCIL TAX

Band C

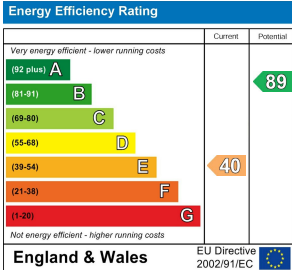
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.