



19 Wolseley Road

Brighton, BN41 1SS

Offers In Excess Of £425,000



A SPACIOUS EXTENDED MID TERRACE HOUSE SITUATED IN A SOUGHT AFTER LOCATION.

Situated in South Portslade on Wolseley Road between Gardner Street and Jubilee Road. The property is ideally situated for local shopping facilities which can be found within half a mile on Boundary Road/Station Road along with Portslade mainline railway station. A very short stroll away (0.2miles) is also Fishersgate railway station. Doctors, dentists and schools are close by. A regular bus service passes nearby providing access to surrounding areas and there is easy access to the A27/A23 by car via the Hangleton Link Road.



CANOPIED ENTRANCE

Outside light point.

FRONT DOOR

Double glazed front door with double glazed fixed over panel providing additional borrowed light into entrance hallway.

ENTRANCE HALLWAY

Two ceiling light points, coved ceiling, dado rail, radiator, recessed understairs storage space.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA 11'1 x 10'11 (3.38m x 3.33m)

Easterly aspect with double glazed window to front, coved ceiling, ceiling light point, T.V aerial point, telephone point, radiator, archway opening to

DINING AREA 11'9 x 8'11 (3.58m x 2.72m)

Door from entrance hallway, ceiling light point, coved ceiling, radiator, double glazed window looking onto rear garden.

KITCHEN 12'11 x 8'5 (3.94m x 2.57m)

Fitted extensive range of eye level and base units comprising of cupboards and drawers with oversized handles, recessed under cupboard lighting, tiled splashbacks, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, space and plumbing for washing machine, further space and plumbing for dishwasher, space for larder style fridge freezer, space for freestanding gas or electric oven, double glazed window to side, double opening casement doors to rear garden, recessed spotlighting.

STAIRS

From entrance hallway, dado rail, spindles to handrail leading to

FIRST FLOOR HALF LANDING

BATHROOM 10'2 x 8'6 (3.10m x 2.59m)

Feature character sloping ceiling, double glazed window with obscure glass, fully tiled walls, recessed spotlighting, low level W.C. pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, radiator, airing cupboard housing 'Worcester' gas combination boiler for heating and hot water.

FIRST FLOOR LANDING

Digital control panel for heating and hot water.

BEDROOM ONE 14'3 x 10'11 (4.34m x 3.33m)

Easterly aspect with double glazed window to front, ceiling light point, built in storage cupboard, radiator with thermostatic valve, telephone point, T.V. aerial point. Feature cast iron fireplace.

BEDROOM TWO 11'9 x 8'11 (3.58m x 2.72m)

Westerly aspect with double glazed window overlooking rear garden, ceiling light point, radiator with thermostatic valve.

STAIRS

From first floor landing leading to

SECOND FLOOR LANDING

Double glazed window overlooking rear garden and distant views to The South Downs, coved ceiling, ceiling light point, hardwired smoke detector.

BEDROOM THREE 10'3 x 7'8 (3.12m x 2.34m)

Westerly aspect with double glazed window overlooking rear garden, coved ceiling, ceiling light point, radiator.

BEDROOM FOUR 13'3 x 8'9 (4.04m x 2.67m)

Easterly aspect with two 'Velux' windows to front, eaves storage cupboard, part coved ceiling, ceiling light point, radiator.

OUTSIDE

REAR GARDEN

Approximately 35ft in length. Westerly aspect with concrete patio area leading to paved patio area, brick built BBQ, outside water tap, remainder of garden laid to lawn, further rear patio, garden shed, gate providing side access to alleyway.

FRONT GARDEN

Wall enclosed small front garden.

DECLARATION

Declaration: The property was subject to subsidence works undertaken in 2014. Cause was due to water erosion from damaged drains over a period of time. All works were undertaken and completed via insurer. The property has remained insured throughout and the seller advises of no further issues since. (All paperwork will be provided).

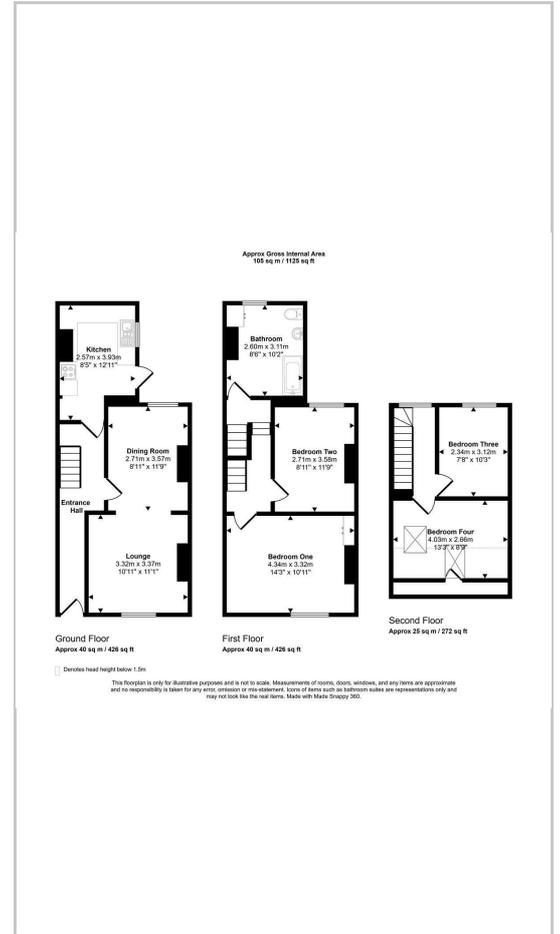
COUNCIL TAX

Band B

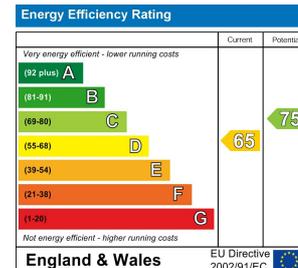
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.