



63 Crest Way

Portslade, BN41 2EY

Offers In The Region Of £425,000



A SPACIOUS SEMI DETACHED FAMILY HOME NEAR GREEN OPEN SPACE ACROSS THE SOUTH DOWNS.

Situated off Fox Way, Portslade near to Foredown Tower and the South Downs. Local bus services are available in Fox Way. Shopping can be found in Mill Lane and the local Sainsburys Superstore is located approximately one mile from the property. Convenient access to the A23 and A27 is within one mile. The property is also well situated for local schools, Portslade sports centre, doctors & dentist.



FRONT DOOR

Part glazed with obscure glass uPVC front door opening into

ENTRANCE HALLWAY

Dado rail, centralised ceiling light point, radiator, electric board.

LOUNGE/DINER 26'10 x 11'3 (8.18m x 3.43m)

Through lounge/diner.

LOUNGE AREA

Dado rail, coved ceiling, double glazed window to the front of the property, feature fireplace with wooden surround, marble style hearth, double glazed fixed pane window to the side of the property with obscure glass, radiator, understairs cupboard, ceiling light point.

DINING AREA

Dado rail, radiator, ceiling light point, double glazed sliding doors opening into conservatory.

KITCHEN 14'6 x 14'2 (4.42m x 4.32m)

Fitted with a 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, space for under counter appliance, double oven, five ring gas burner hob, extractor over, integrated washing machine, integrated dishwasher, integrated fridge freezer, wall mounted 'Vaillant' boiler, radiator, two centralised ceiling light points, ceramic tiles, double glazed window overlooking the rear garden, door to lobby.

LOBBY

Ceiling light point, hanging space, door to rear garden.

CLOAK ROOM

Fitted with low level W.C. sink with pop up waste, chrome fittings, tiled floor to ceiling, double glazed window with obscure glass to the rear of the property, centralised ceiling light point.

CONSERVATORY 10'0 x 7'5 (3.05m x 2.26m)

Part brick built uPVC construction with polycarbonate roof, fitted blinds, opening fan light windows, casement doors opening to garden, floor laid with ceramic tiles.

STAIRS

Leading to

FIRST FLOOR LANDING

Ceiling light point, hatch to loft space, airing cupboard with immersion tank, shelving, dado rail.

BEDROOM ONE 13'11 x 11'8 (4.42m x 3.56m)

Range of fitted wardrobes and bridging unit over bed space, double glazed window to the front of the property, radiator beneath.

EN SUITE SHOWER ROOM 6'3 x 4'9 (1.91m x 1.45m)

Fitted with shower cubicle with 'Triton' electric shower, extractor fan, low level W.C. pedestal wash hand basin, chrome fittings, radiator towel rail, double glazed window with obscure glass to the front of the property.

BEDROOM TWO 11'10 x 8'3 (3.61m x 2.51m)

Ceiling light point, built in cupboard with shelving, double glazed window to the front of the property with radiator beneath.

BEDROOM THREE 10'11 x 8'0 (3.33m x 2.44m)

Ceiling light point, double glazed window to the rear of the property, radiator.

BEDROOM FOUR 9'7 x 5'9 (2.92m x 1.75m)

Fitted wardrobes. Double glazed window to the rear of the property, radiator beneath.

BATHROOM 7'2 x 6'0 (2.18m x 1.83m)

Fitted with pedestal wash hand basin, chrome fittings, white panelled bath, 'Triton' electric shower, glass screen, tiled floor to ceiling, radiator towel rail, extractor fan, double glazed window with obscure glass to the rear of the property.

OUTSIDE

FRONT GARDEN

Landscaped with artificial grass, couple of trees, path with handrail to front door.

DRIVEWAY

Block paved driveway leading to

INTEGRAL GARAGE 17'1 x 8'10 (5.21m x 2.69m)

Up and over door, power and light point.

REAR GARDEN

Landscaped to provide paved patio, raised flower beds with shingle, step down to small artificial grass, further paving, side gate providing access, water butt, outside lighting, outside tap.

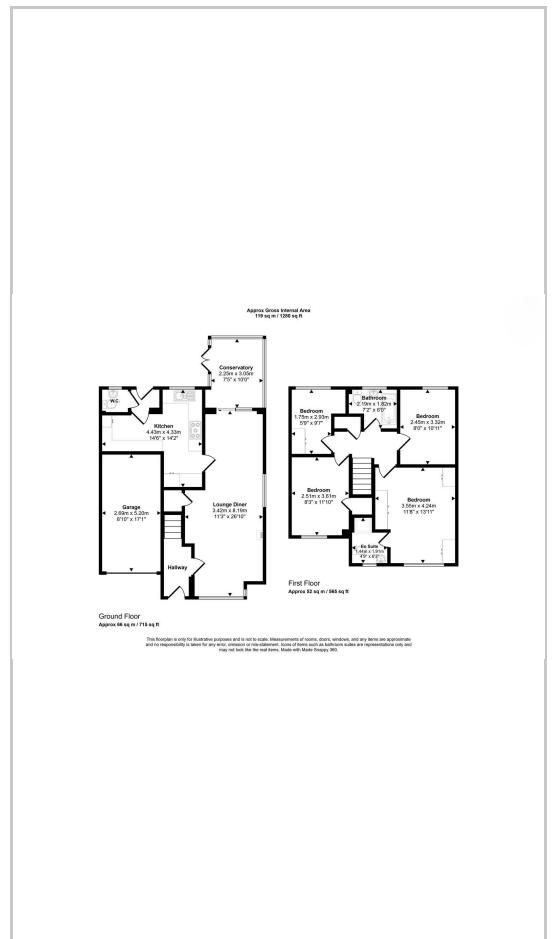
COUNCIL TAX

Band E

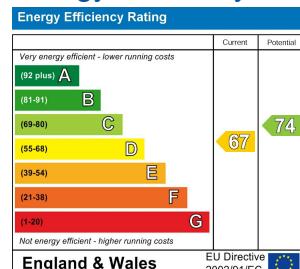
Area Map



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.