



Spencer
& Leigh

41 Truleigh Drive, Portslade, Brighton, BN41 2YQ

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Guide Price £325,000 - £350,000 Leasehold

- Three bedroom family home
- Double aspect living room with bay window
- Modern fitted kitchen/breakfast room with patio doors
- Stylish shower room
- Separate ground floor cloakroom
- Spacious main bedroom
- Westerly facing garden
- Shared driveway
- Popular residential location
- Exclusive to Spencer & Leigh

GUIDE PRICE £325,000 - £350,000

This delightful three-bedroom family home offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by a cosy living room adorned with a lovely bay window, allowing natural light to flood the space and create a warm atmosphere for family gatherings or quiet evenings.

The heart of the home is undoubtedly the modern fitted kitchen and breakfast room, which boasts patio doors that open onto a secluded Westerly facing garden. This outdoor space is ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. The stylish ground floor shower room and separate WC add to the convenience of this well-designed property, making it suitable for family life.

On the first floor, you will find three inviting bedrooms, including a spacious main bedroom that provides a peaceful retreat at the end of the day. Each room is designed to offer comfort and flexibility, catering to the needs of a growing family or those seeking extra space for guests or a home office.

This property is not just a house; it is a home that promises a lifestyle of ease and enjoyment in a sought-after location. With its modern amenities, charming features, and a lovely garden, this family home is a wonderful opportunity for anyone looking to settle in the vibrant community of Portslade, Brighton. Don't miss the chance to make this delightful property your own.



Situated in this convenient location being within a few minutes walk of Portslade Aldridge Community Academy & Mile Oak Primary School. Sainsbury's supermarket & Boundary Road, offering a variety of shopping facilities, are both within easy reach. Access to the A27 is moments away and bus links in and out of the city are easily accessible.



Entrance
Entrance Hallway
Reception Room
15'8 x 11'6
Kitchen
10'9 x 9'10
G/f Shower Room
G/f Cloakroom
Stairs rising to First Floor

Bedroom
15'8 x 9'10
Bedroom
10'9 x 7'10
Bedroom
10'9 x 7'6

OUTSIDE
Rear Garden


Property Information
938 years remaining on lease
Ground Rent: £40 p/a
No Service Charge
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Shared driveway and un-restricted on street parking
Broadband: Standard 5 Mbps, Superfast 76 Mbps & Ultrafast 10800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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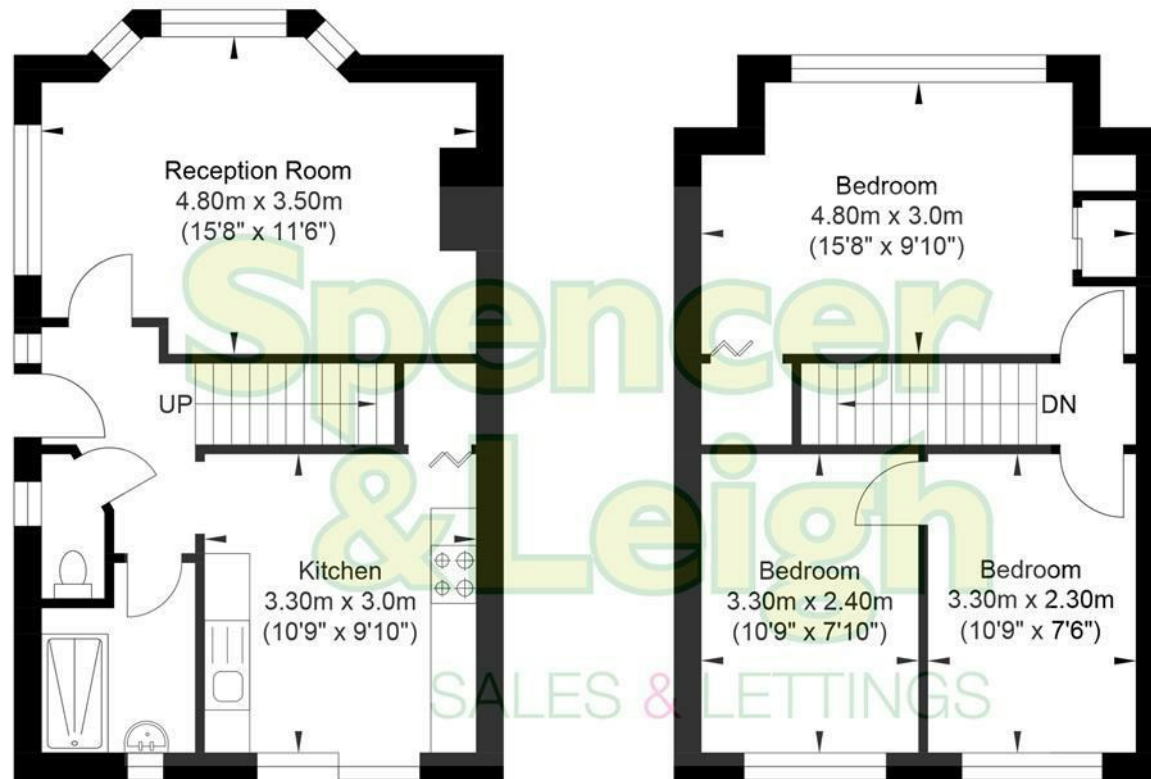


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Ground Floor
Approximate Floor Area
394.60 sq ft
(36.66 sq m)

First Floor
Approximate Floor Area
370.27 sq ft
(34.40 sq m)

Approximate Gross Internal Area = 71.06 sq m / 764.87 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.