

# Rowan Close

## Portslade

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COMMERCIAL



## About the property

\*\*\* Guide price £425,000 to £450,000 \*\*\*

Welcome to this stunning three-bedroom semi-detached house, a contemporary gem nestled in the heart of Portslade, built in 2021 and immaculately maintained. As you step through the front door, you are greeted by a spacious hallway, setting the tone for the modern and comfortable living that awaits you.

The lounge is bathed in natural light from the south-facing windows, creating a bright and inviting space for relaxation and entertaining. The carefully designed layout seamlessly flows into the modern kitchen/diner, a hub for culinary creativity and social gatherings. The kitchen boasts sleek finishes and top-of-the-line appliances, complemented by a dining area that opens up to a generously sized garden - perfect for outdoor enjoyment and al fresco dining.

Convenience is key with the added benefit of a downstairs shower room, offering practicality and ease for both residents and guests. Moving upstairs, you'll find two spacious double bedrooms, each providing a comfortable retreat. Additionally, there's a well-proportioned single bedroom that could serve as a cozy guest room, home office, or child's space. The family-sized modern bathroom completes the upper level, featuring contemporary fixtures and finishes.

Parking is a breeze with off-road parking, ensuring your vehicle is secure and easily accessible. This property is not only a beautiful and contemporary residence but also strategically located in Portslade, offering easy access to local amenities, schools, and transportation links.

In summary, this three-bedroom semi-detached house combines modern design with practical functionality, creating a home that is both stylish and comfortable. Don't miss the opportunity to make this immaculate property your own and enjoy the best of contemporary living in Portslade.

## Rowan Close Portslade

£425,000- £450,000  
Guide Price



3

BEDROOM

1

RECEPTION

2

BATHROOM









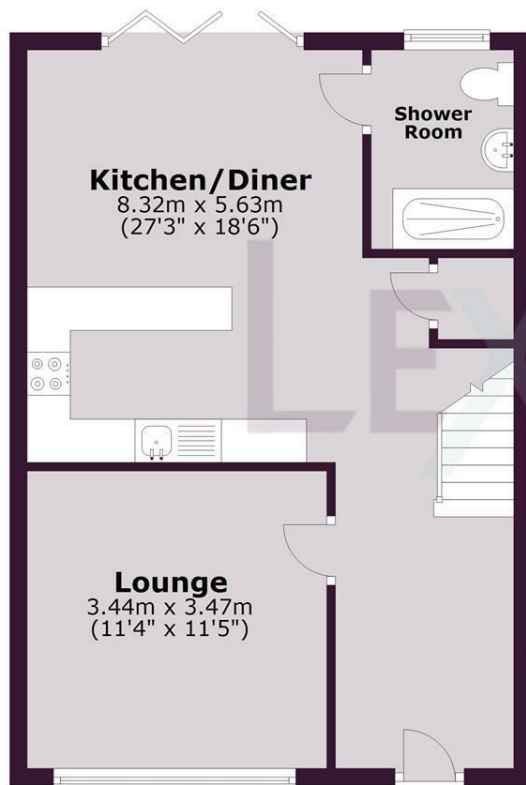




SCAN HERE TO OFFER ON THIS PROPERTY

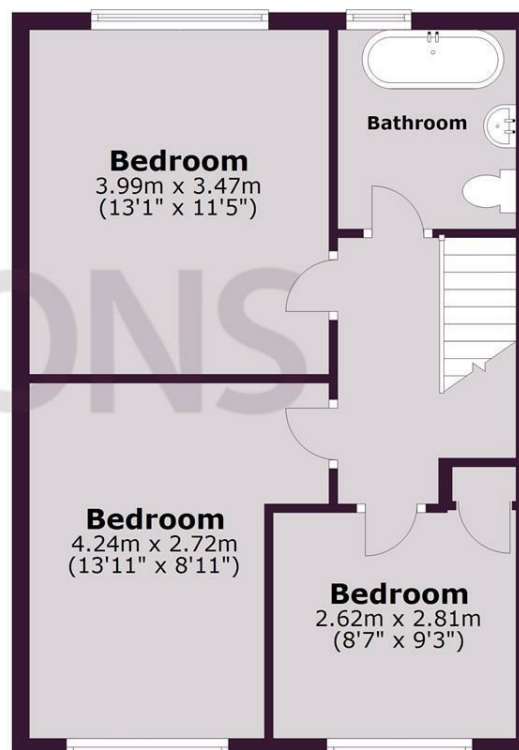
## Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	85
EU Directive 2002/91/EC		

**LEX**TONS

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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