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Burlington Gardens, Portslade, BN41 2DS



Offers In Excess Of £425,000



- Semi-Detached House
- Extended Kitchen & Utility
- Two Reception Rooms
- Off Street Parking
- 75' (20m) (approx) Southerly Garden
- Living / Dining Room
- Three Bedrooms
- Far Reaching Views To The Sea
- No Onward Chain
- Total Floor Area 87 SQ.M / 936 SQ.FT



The Property

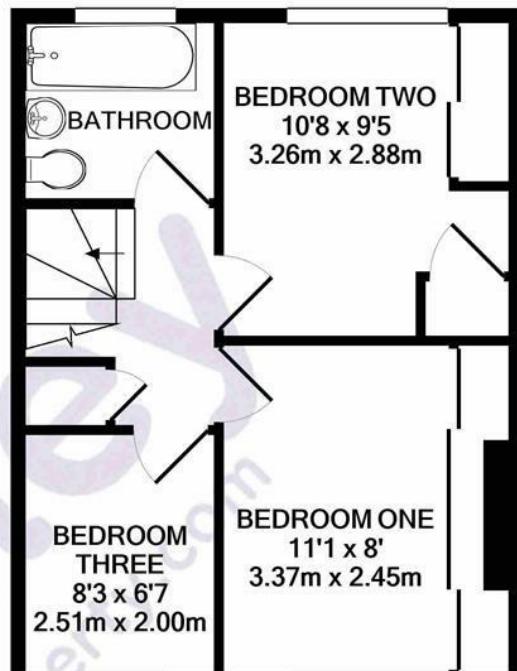
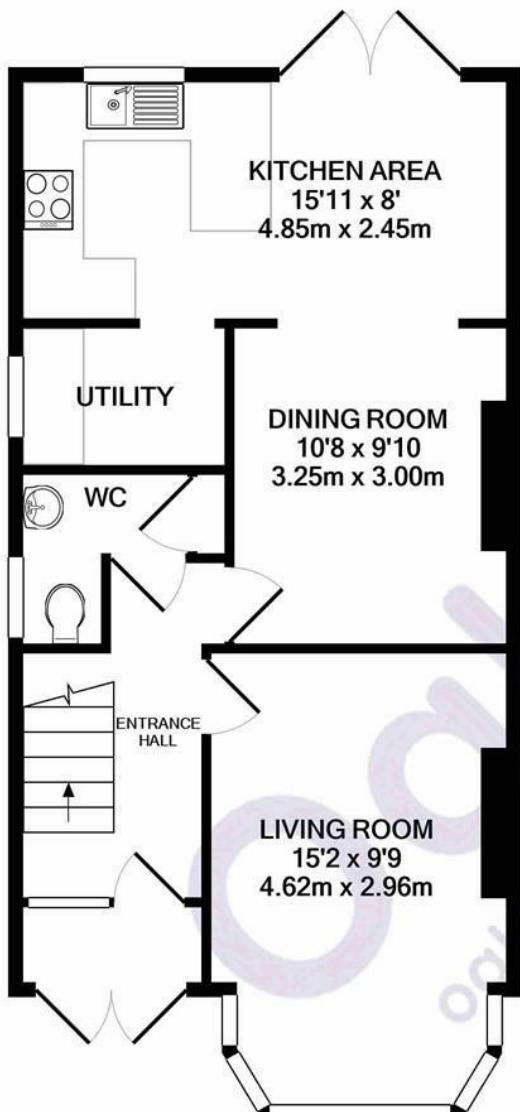
Enter the property via the double doors in to the practical entrance porch area, leading on to the internal front door to the hallway. Off the hallway is a very convenient downstairs cloakroom and access to the living room to the front and kitchen dining room to the rear. The living room is of a generous size with large bay windows and real effect gas fire. The kitchen dining room is a great social space/family room with patio doors opening out on to the garden. Upstairs you will find the bathroom and three bedrooms, two of which are doubles alongside the third single bedroom. The landing provides access to the attic space, suitable for storage or possible conversion to an en-suite bedroom (subject to necessary permissions.) Outside space is well catered for at this property with off street parking to the front and a fantastic south facing garden to the rear. The garden and upper rooms of the property afford far reaching views to the sea.

The Location

The property is situated close to South Downs National Park, Foredown Tower (0.5 miles). Portslade Railway Station (0.8 miles) and ideally located close to Boundary Road (1 mile), which holds many local shops, cafes, restaurants, bars, and entertainment facilities. Hove seafront (1.5 miles) and Hove Lagoon Watersports provide easily accessible outdoor entertainment. Nearby schools include Benfield Primary School (0.2 miles), PACA (1.0 miles) and Hove Park School (1 mile). Furthermore, Aldrington Train Station (2.1 miles), Fishersgate Train Station (1.4 miles), many bus routes, the A27 and A23 are all accessible, providing easy access into and around Hove, Brighton and into London.



Floor Plan



FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)
Made with Metropix ©2021





Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Notes

Tenure Freehold

Council Tax Band C

(£1,825.97 Per Annum From 1st April 2021)

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