



Offers Over £675,000

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- Beautifully Presented
- Three Storey Home
- Semi Open Plan Kitchen Dining
- Four Bedrooms
- Two Bathrooms & Cloakroom
- Semi Detached
- Garage & Three Parking Spaces
- Generous Garden
- Lovely Views
- Lounge



The Property

This delightful semi detached home offers beautifully presented accommodation, briefly comprising, Ground Floor, lounge, spacious semi open plan kitchen/dining room with bifold doors to the garden, cloakroom. First floor, three bedrooms, bathroom and far reaching views to the sea. Second floor, fantastic primary bedroom with en-suite shower room and lovely views. The superb garden is lawned with a lower patio area and upper raised decked area. To the front of the property there are two off street parking spaces and to the side there is an off street parking space in front of the garage (built three years ago). Notable features include; fireplaces, underfloor heating to the kitchen, new composite front door, plantation shutters, quartz work surface, stained glass window, double glazing, rear garage access from garden, pedestrian door and full door to garage front.

The Location

The property is located on Highlands Road close to Park Close, off the A270 (Old Shoreham Road). This popular residential location affords easy access to parks, Ofsted rated good schools, excellent transport links, plenty of shops, cafes, pubs and amenities. Easthill Park (0.1 miles), Portslade railway station (0.6 miles), Fishersgate Railway Station (0.9 miles), Sainsbury's Supermarket (0.7 miles), A27 (1.4 miles), Benfield Valley Nature Reserve (0.6 miles), Aldi Supermarket (0.6 miles), Tesco Supermarket (0.7 miles), Hove Lagoon (1.4 miles), Portslade Village Green (0.4 miles), Portslade old village (0.5 miles), shops, bars, cafes etc on Carlton Terrace/Boundary Road (0.5 miles).



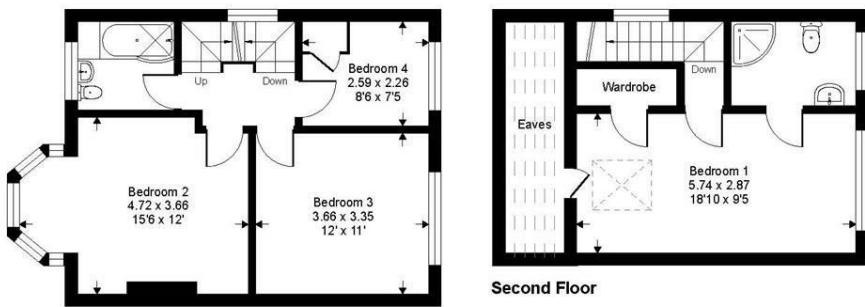
Floor Plan

Highlands Road, BN41

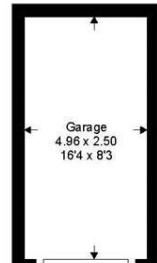
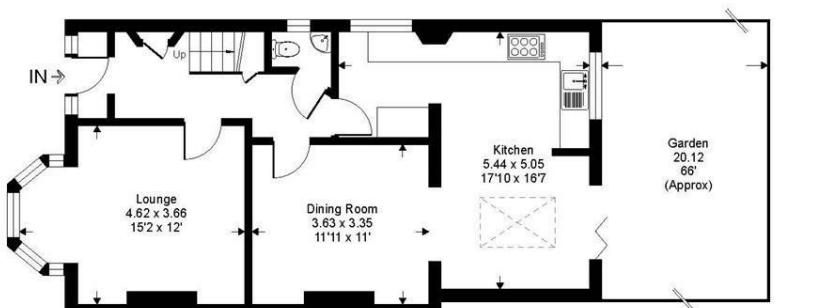
Approximate Gross Internal Area = 127 sq m / 1368 sq ft (excludes void)

Garage Gross Internal Area = 13 sq m / 135 sq ft

Total Gross Internal Area = 140 sq m / 1503 sq ft



First Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 D £2,118.31 per annum

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