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9 Southdown Road Portslade BN41 2HL

Weatherills are pleased to present this well laid out 2 storey family home being wider and larger than average, with a good sized rear garden, off street parking for 2 cars, offered for sale with NO ONWARD CHAIN and being located close to Portslade's historic Old Village.

Asking Price £400,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3 BEDROOMS, A BATHROOM, AN ENTRANCE HALL, A GROUND FLOOR CLOAKROOM/WC, A LOUNGE, A SEPARATE DINING, A KITCHEN AND AN ADJACENT UTILITY LOGGIA.

In terms of outside space, there is a front garden, a private driveway providing 2 off street parking spaces and wider than average rear garden. The property has gas central heating and double glazing and provides a purchaser the opportunity and scope to make the house their own.

- A LARGER THAN AVERAGE SEMI DETACHED FAMILY HOME
- SCOPE AND POTENTIAL FOR IMPROVEMENT AND ENLARGEMENT (STPP)
- 3 BEDROOMS
- BATHROOM AND ADDITIONAL GROUND FLOOR CLOAKROOM/WC

EPC

Energy Efficiency Rating

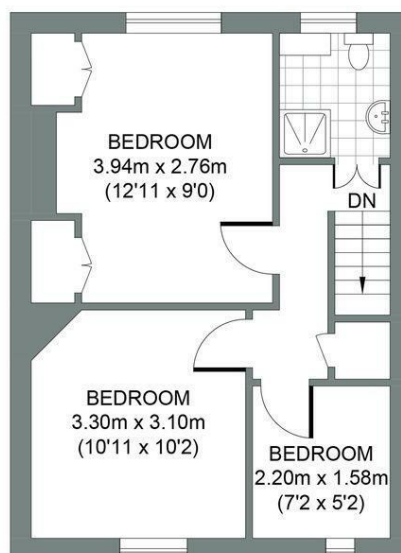
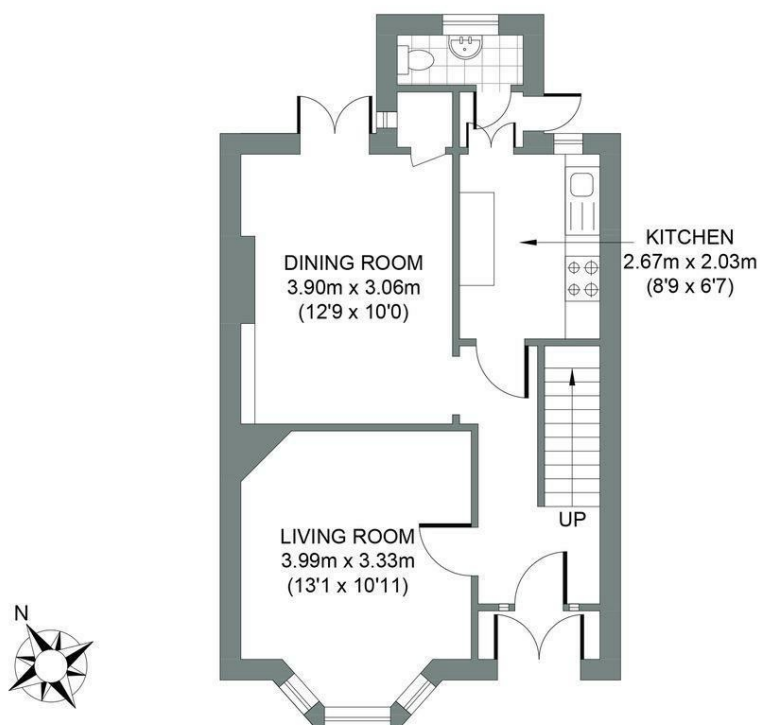
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
42.10 sq m / 453.16 sq ft

FIRST FLOOR
Approximate Gross Internal Area
37.89 sq m / 407.84 sq ft



W
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SOUTHDOWN ROAD

Total Area : 79.99m² = 861.0ft²

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