



Brasslands Drive, Portslade, East Sussex BN41 2PN
Guide Price £525,000 Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	48	76
England & Wales	EU Directive 2002/91/EC	



- **Spacious Detached Home**
- **Three Bedrooms**
- **Two Large Reception Rooms**
- **Great Size Kitchen**
- **Garage & Private Drive**
- **West Facing Grden**
- **Sought After Road**
- **Chain Free**

This spacious & attractive home is located in a sought after cul de sac and offers still further potential. Three Bedrooms, 17'ft x 13 ft 10 SITTING ROOM, large dining room, 13'5 KITCHEN, sun room, separate bathroom & wc, WEST FACING GARDEN, garage & private drive, upvc double glazing, CHAIN FREE

This spacious property has been well maintained but would benefit from some updating. Despite being spacious, it has great potential to extend. It has cavity wall insulation and a well insulated loft and is also close to open fields, yet within 1/2 mile of Portslade Village Centre.

ENCLOSED PORCH

ceramic tiled floor, frosted upvc double glazed window, frosted upvc double glazed door, front door to

RECEPTION HALL

stairs to the first floor, under stairs cupboard, storage heater, coving, built in coats cupboard,

SITTING ROOM

17'10 x 13'10 (5.44m x 4.22m)

ornamental fire surround, storage heater, coving, large square bay upvc double glazed window

DINING ROOM

14'11 x 12' (4.55m x 3.66m)

shelving and a glass door display cabinet fitted into the recess, storage heater, coving, windows, door to

SUN ROOM

10'6 x 3'9 (3.20m x 1.14m)

upvc double glazed windows, polycarbonate roof, upvc double glazed door to the garden

KITCHEN/BREAKFAST ROOM

13'5 x 9'8 (4.09m x 2.95m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, FITTED ELECTRIC COOKER, space and plumbing for washing machine, space for fridge freezer in recess, quarry tiled floor, dual aspect upvc double glazed windows, upvc double glazed side door leading to covered area with an outside wc and storage cupboard.

FIRST FLOOR LANDING

loft access, walk in airing cupboard housing lagged tank and linen shelves, two upvc double glazed windows, doors to

BEDROOM ONE

17'11 x 13'8 (5.46m x 4.17m)

built in double wardrobe, storage heater, coving, large square bay upvc double glazed window

BEDROOM TWO

14'10 x 13'8 (4.52m x 4.17m)

built in double wardrobe, storage heater, coving, upvc double glazed window with views over open land and towards the sea

BEDROOM THREE

8'1 x 8' (2.46m x 2.44m)

built in double wardrobe, storage heater, coving, upvc double glazed window

BATHROOM

comprising of a panelled bath with separate overhead electric shower and glass shower screen, pedestal wash hand basin, part tiled walls, wall mounted electric heater, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, part tiled walls, frosted upvc double glazed window

WEST FACING REAR GARDEN

mainly laid to lawn, walled, outside tap, side access, flower and shrub beds, various fruit trees

FRONT GARDEN

mainly laid to lawn, flower and shrub beds * potential for further off road parking

PRIVATE DRIVE

block paved, providing additional parking and leading to

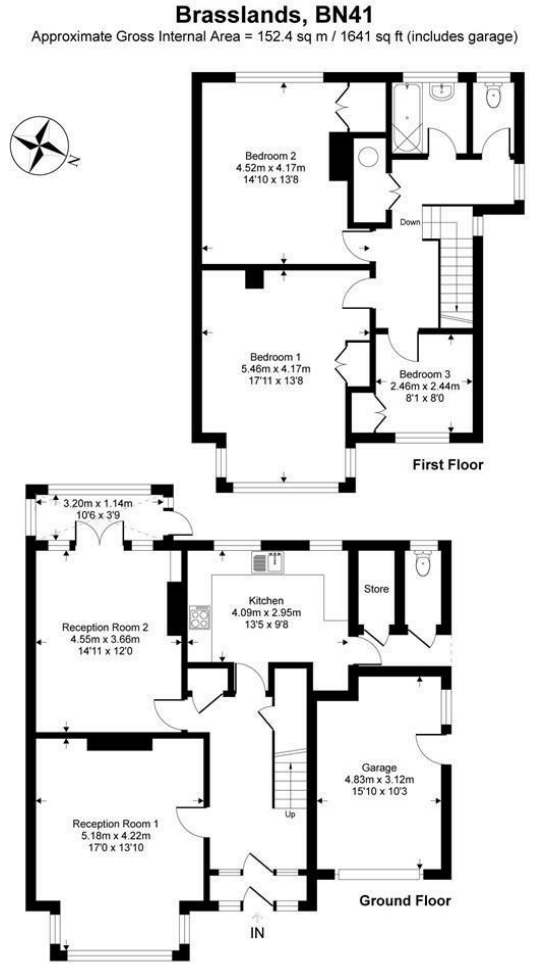
GARAGE

15'10 x 10'3 (4.83m x 3.12m)

up and over door, INSPECTION PIT, upvc side door, upvc double glazed window, power and light

THE LOCATION

in a sought after cul de sac, close to open land, with access via a path at the end of the cul de sac and within 1/2 mile of Portslade Village Centre. The property is just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



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