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12 Church Road

Portslade, BN41 1LA

Offers In The Region Of £400,000

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A WELL PRESENTED TERRACED HOUSE IN CONVENIENT LOCATION

Situated between St Peters Road and St Nicholas Road. The coast road is located nearby offering regular costal bus service; these frequent, scenic routes connect Brighton and Hove to Eastbourne, Worthing, and the South Downs. Local trains can be found at either Fishersgate or Portslade train stations which provide commuter links to London. Local shopping can be found in Boundary Road offering a Tesco Superstore and Sainsburys Superstore can be found north of the Old Shoreham Road. Access to to the A27/A23 is also nearby. Additional open green space is located nearby at Vale Park.







FRONT DOOR
Composite part double glazed front door opening into:

ENTRANCE HALLWAY
Wooden flooring, dado rail, coved ceiling, ceiling light point, boxed in RCD and electric meter, understairs cupboard housing gas meter, mains operated smoke detector.

THROUGH LOUNGE/DINING ROOM

LOUNGE 12'11x 11'7 (3.94mx 3.53m)
Fireplace with hearth and electric fire insert, T.V. aerial point, telephone point, bay window to the front of the property, radiator beneath, centralised ceiling light point, coved ceiling, opening through to dining area.

DINING ROOM 11'7 x 9'10 (3.53m x 3.00m)
Coved ceiling, centralised ceiling light point, double glazed window to the rear of the property, radiator with thermostatic valve.

KITCHEN 13'3 x 9'11 (4.04m x 3.02m)
Fitted with a range of eye level and base units comprising of cupboards and drawers, square edge work surfaces and return, ceramic one and a half bowl sink with drainer and chrome mixer tap, corner cupboard housing floor mounted boiler, space and plumbing for gas range cooker with tiled splashback, extractor over, space and plumbing for washing machine, space for undercounter appliance currently used for tumble drier, space and plumbing for 'American' style fridge freezer, double glazed door and window to the rear, floor laid with tile effect lino, recessed spotlighting.

STAIRS
Wooden banister and balustrade, dado rail.

FIRST FLOOR LANDING
Split level, ceiling light point, coved ceiling, dado rail, understairs cupboard, double glazed window to the front, radiator beneath, door opening to stairs leading to useable loft space.

BEDROOM THREE 10'10 x 10'3 (3.30m x 3.12m)
Double glazed window to the rear, radiator with thermostatic valve, ceiling light point, coved ceiling.

BATHROOM 5'9 x 4'4 (1.75m x 1.32m)
Fitted with panelled bath with chrome taps, electric 'Triton' shower, low level W.C. vanity unit with inset wash hand basin and mixer tap, tiled floor to ceiling with decorative dado tile, tiled floor, centralised ceiling light point, radiator towel rail, double glazed window with obscure glass.

BEDROOM TWO 11'4 x 10'0 (3.45m x 3.05m)
Ceiling light point, coved ceiling, built in wardrobe with hanging and shelving, double glazed window to the rear of the property, radiator.

BEDROOM ONE 13'7 x 9'9 (4.14m x 2.97m)
Bay window to the front of the property, built in wardrobe frames with over cupboards and dressing table area, ceiling light point, coved ceiling, radiator with thermostatic valve.

USEABLE LOFT SPACE 14'9 x 14'2 (4.50m x 4.32m)
Lighting, two 'Velux' windows to the rear.

OUTSIDE

FRONT GARDEN
Dwarf wall, gate, path to front door, shingle border, space for bins and recycling.

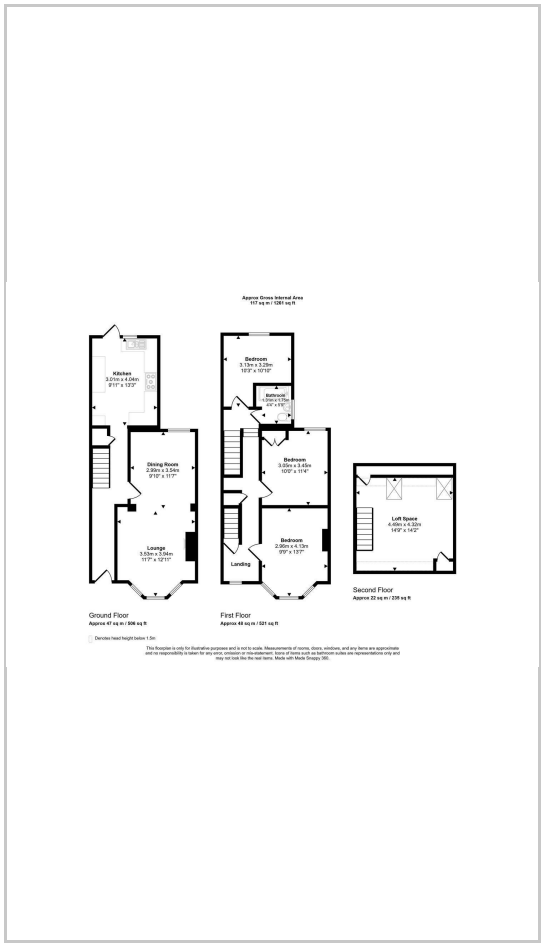
REAR GARDEN
Decked seating area, artificial grass, paved path to rear gate opening to rear passage, raised flower beds, storage wooden lean to, garden shed, brick built BBQ area, outside lighting.

COUNCIL TAX
Band B

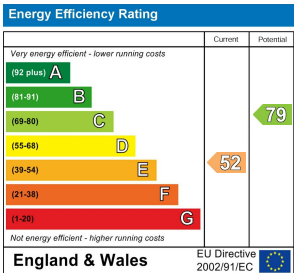
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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