



25 Dean Gardens

Portslade, BN41 2FW

Offers In The Region Of £325,000



A WELL PRESENTED TERRACED HOUSE SITUATED IN A CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN

Situated just off Hangleton Lane. Buses pass by in Fox Way providing access to Brighton and Hove City Centre and mainline stations with their commuter links to London. The property is well positioned for access to the A27/A23 within 1/2 a mile. The local Sainsburys superstore is under 1 mile away and local shops are available in Mill Lane.



PORCH

uPVC porch with double glazed front door and two windows, centralised ceiling light point.

INNER FRONT DOOR

Part glazed door with lead lead and stained glass opening into:

ENTRANCE HALLWAY

Coir mat, wood effect laminate flooring, radiator with thermostatic valve, centralised ceiling light point, wall mounted central heating control.

LOUNGE 13'8 x 9'4 (4.17m x 2.84m)

Double glazed window to the front of the property, radiator with thermostatic valve beneath, T.V. aerial point, telephone point, fireplace with gas insert, mantel and hearth, recessed spotlighting, doorway to:

KITCHEN/DINER 13'11 x 8'9 (4.24m x 2.67m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, metro style tiled splashbacks, single electric oven, four ring gas hob over, extractor over, stainless steel sink and drainer unit with chrome fittings and mixer tap, space and plumbing for washing machine, space for tumble drier, double glazed window to the rear, laminate wood effect flooring, understairs cupboard housing meters and electric RCD board, double glazed window and door to conservatory.

CONSERVATORY 9'6 x 6'0 (2.90m x 1.83m)

uPVC construction with polycarbonate roof, windows, door to side with cat flap, with floor laid with ceramic tiles.

STAIRS

Wooden banister leading to:

FIRST FLOOR LANDING

Centralised ceiling light point, hatch to loft space.

BEDROOM ONE 11'7 x 9'4 (3.53m x 2.84m)

Built in wardrobes/over cupboards providing hanging or shelving space, double glazed window to the front of the property, radiator beneath, ceiling light point.

BEDROOM TWO 10'7 x 7'7 (3.23m x 2.31m)

Double glazed window to the rear of the property, ceiling light point, coved ceiling, radiator.

BEDROOM THREE 7'11 x 6'0 (2.41m x 1.83m)

Ceiling light point, double glazed window to the front, radiator beneath.

BATHROOM 5'10 x 5'5 (1.78m x 1.65m)

Fitted with white panelled bath, glass shower screen, electric shower, chrome taps, low level W.C. with pop up waste, pedestal wash hand basin with chrome mixer tap, double glazed window with obscure glass over, tiled walls with feature dado tile, mirror fronted cabinet, radiator towel rail, ceramic tiled flooring.

OUTSIDE

REAR GARDEN

Terraced garden with concrete flooring, paved patio and shingle borders, steps with handrail up to large crazy paved patio area, fence surround, space for rotary washing line, raised shrub borders, space for composter and water butts, gate to shared alleyway to the front of the property.

FRONT GARDEN

Terraced front garden with shared crazy paved steps and handrail to porch.

GARAGE

Located in compound at end of Dean Close.

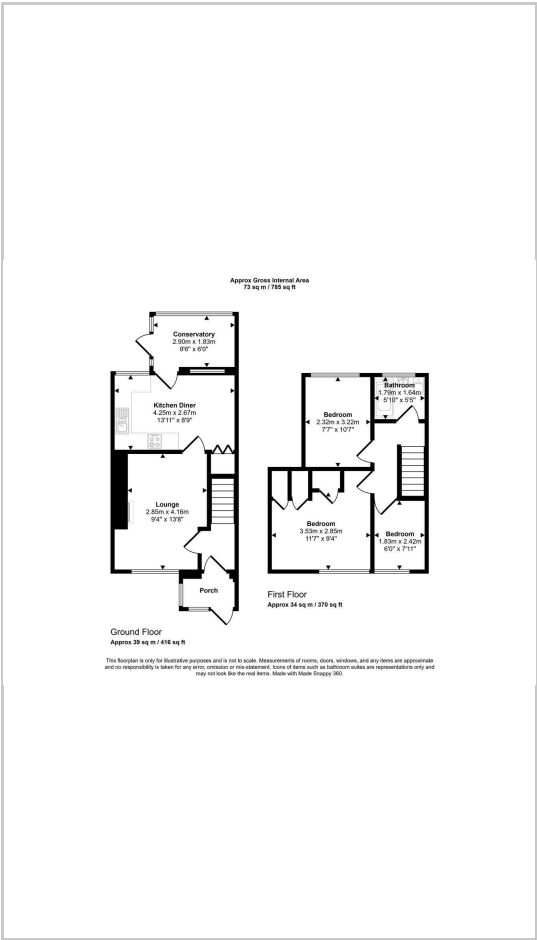
COUNCIL TAX

Band C

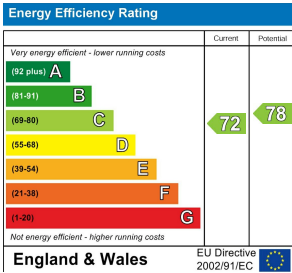
Area Map



Floor Plans



Energy Efficiency Graph



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