



86 Drove Crescent | Portslade | BN41 2TA
£350,000



We are delighted to offer for sale this spacious two double bedroom end of terrace house situated in this popular Portslade location benefitting from pleasant views over South Downs



Key Features

- End Of Terrace
- Two Double Bedrooms
- Modern Family Bathroom
- Dual Aspect Lounge/Dining Room
- Separate Kitchen/Utility Room
- Feature Rear Garden
- Good School Catchment Area
- Pleasant Views Over Distant Roof Tops And South Downs
- Viewing Is Advised



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Obscure glass pvcu double glazed composite front door through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, carpeted flooring, stairs to first floor landing.

DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM East and West aspect. Comprising pvcu double glazed windows benefitting from pleasant views over the South Downs, horse fields and distant roof tops, radiator, carpeted flooring, two light fittings, coving, feature fireplace with gas coal effect fire and wooden surround.

KITCHEN West aspect. Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, radiator, laminate flooring, tiled splashbacks, inset four ring electric hob with oven below, extractor fan, single light fitting, open pantry with various shelving, space and provision for fridge/freezer & dishwasher, understairs storage cupboard housing gas meter, further cupboard housing electric meter, pvcu double glazed window, pvcu double glazed door through to:-

UTILITY/LEAN TO West aspect. Comprising single glazed wooden framed window, obscure glass single glazed wooden door out to feature rear garden, space and provision for washing machine, tumble dryer & fridge/freezer.

FIRST FLOOR LANDING South aspect. Comprising obscure glass pvcu double glazed window, loft hatch access, single light fitting.

BEDROOM ONE East aspect. Comprising two pvcu double glazed windows having pleasant views over the South Downs, horse fields and distant roof tops, radiator, coving, single light fitting, various overstairs storage cupboards with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window overlooking feature garden, built in wardrobes with shelving, radiator, carpeted flooring, single light fitting.

MODERN FITTED FAMILY BATHROOM West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower over benefitting from fully tiled walls, low flush wc, hand wash basin with mixer tap and tiled splashbacks, ladder style heated towel rail, vinyl flooring, extractor fan, single light fitting, coving.

EXTERNAL

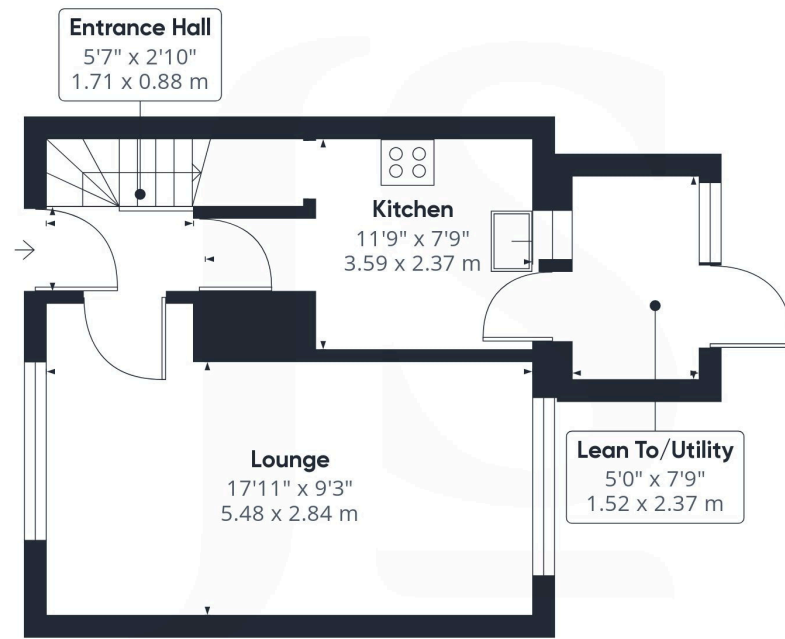
FRONT GARDEN Path leading to front door, mainly laid to lawn, picket fence enclosed, side access.

FEATURE REAR GARDEN Stepping out onto patio seating area with steps up to lawned area leading further up to raised decked area, having artificial lawn space and a timber built shed, various plant and shrub borders, fence enclosed with a rear access gate.

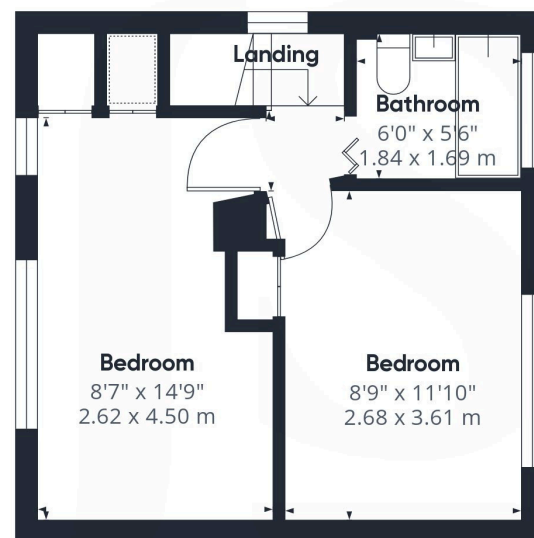
LOCATION

Situated in a popular location with bus services are close by, local schools are within walking distance. along with Easthill Park and local shops in Old Portslade, further comprehensive shopping facilities and station can be found in just over a mile away in Boundary Road.

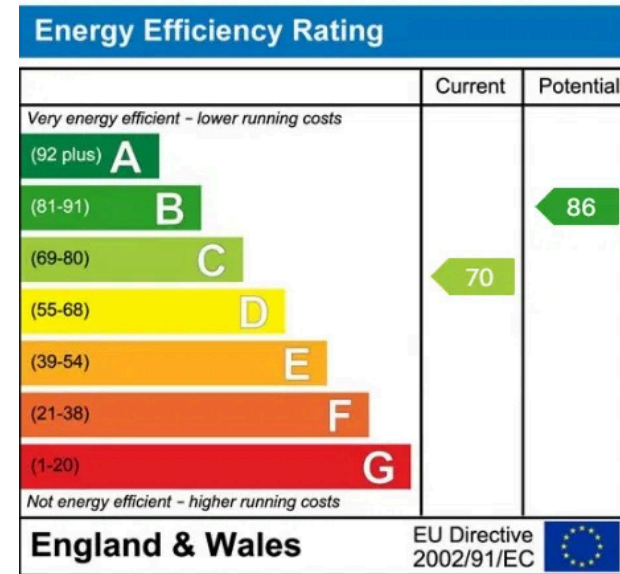




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC): 624 sqft

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.