



Eastbrook Way | Portslade | BN41 1PS

Guide Price £450,000



We are delighted to offer for sale this well presented three bedroom semi detached house situated within this popular cul de sac location



Key Features

- Sun Trap, South/West Facing Rear Garden
- Modern Kitchen With Breakfast Bar Having Seating For Two
- Two Reception Rooms
- South/West Facing Garden Room
- Modern Bathroom
- Generous Size Plot
- Good School Catchment Area



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

STORM PORCH Comprising tiled flooring, pvcu double glazed windows, pvcu double glazed private front door through to:-

SPACIOUS ENTRANCE HALL South & East aspect. Comprising obscure glass pvcu double glazed window, further pvcu double glazed window, radiator, picture rail, coving, understairs storage cupboard housing wall mounted electric and gas meters, wall mounted heating control panel.

OPEN PLAN LOUNGE THROUGH DINING ROOM North/East & West aspect. Comprising pvcu double glazed bay window, two radiator, feature granite fireplace having an inset coal effect gas fire, coving, breakfast bar with seating for two, pvcu double glazed double doors out to conservatory.

MODERN OPEN PLAN DOUBLE ASPECT KITCHEN South/East and South/West aspect. Comprising two pvcu double glazed windows with fitted blinds, laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, part tiled splashbacks, inset four ring gas hob with oven below, wall mounted Potterton boiler, tiled flooring.

DOUBLE ASPECT GARDEN ROOM South & West aspect. Comprising pvcu double glazed windows, tiled flooring, pvcu double glazed double doors with fitted blinds leading out onto rear garden.

FIRST FLOOR LANDING Comprising loft hatch access, dado rail, picture rail.

BEDROOM ONE North/East aspect. Comprising pvcu double glazed bay window with fitted blind, radiator.

BEDROOM TWO South/West aspect. Comprising pvcu double glazed window with fitted blind, radiator, fitted wardrobe with hanging rail and shelving.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window with fitted blind, radiator, laminate flooring.

EXTERNAL

FRONT GARDEN Large block paved area leading onto large lawned area having various shrub and plant borders, gate to side access.

FEATURE SUN TRAP SOUTH/WEST REAR GARDEN Large paved area onto large lawned area having various shrub and plant borders, timber built shed, timber built storage unit, outside tap, fence and wall enclosed.

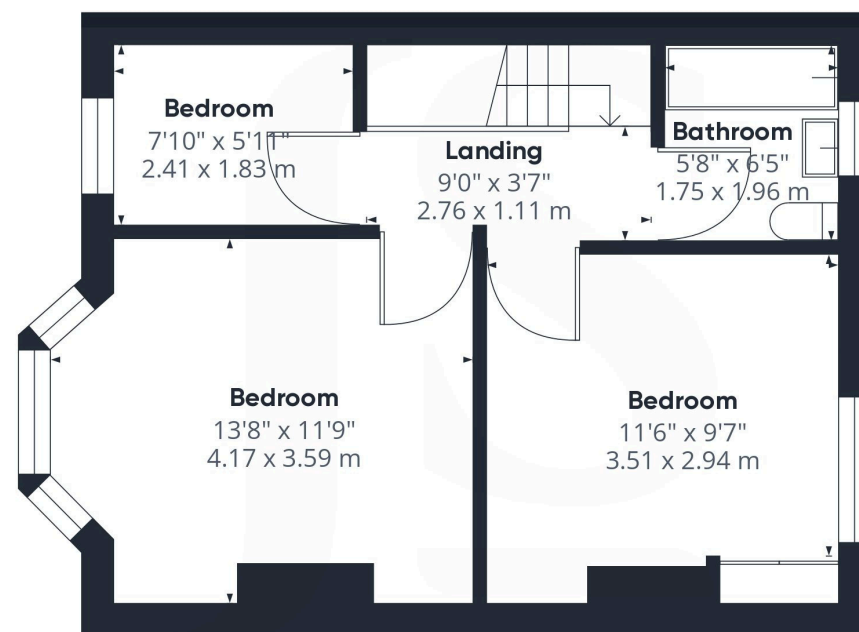
LOCATION

Situated on level ground in a convenient residential location being within 1 mile of both Southwick Square and Boundary Road. Local shopping facilities, mainline railway stations, schools for all age groups and bus services to Shoreham High Street and Surrounding areas are all easily accessible.

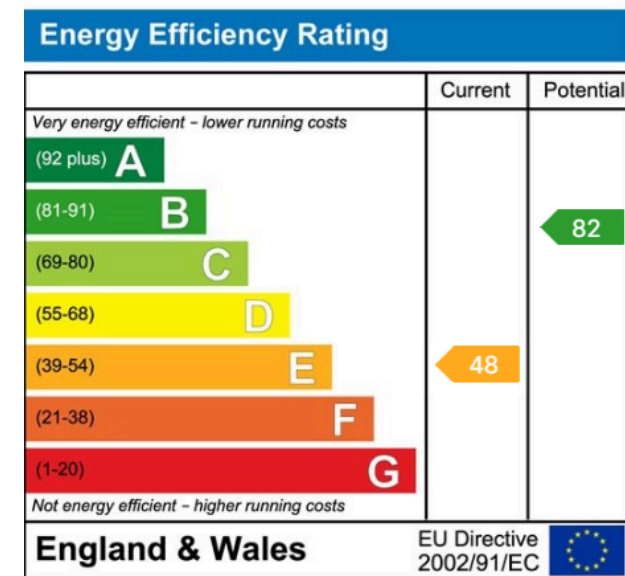




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC): 1001 sqft

Tenure: Freehold

Council tax band: C

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.