



Wolseley Road | Portslade | BN41 1SS

£400,000





We are delighted to offer for sale this spacious two double bedroom end of terrace family house situated within this popular Portslade location.



# Key Features

- Two Double Bedrooms
- End Of Terrace
- West Facing Rear Garden
- Open Plan Lounge-Dining Room
- Modern Fitted Kitchen
- Spacious Bathroom
- Scope To Extend (Stnpc)
- Vendor Suited
- Popular Portslade Location
- Good School Catchment Area



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Single glazed private front door through to:-

**ENTRANCE HALL** East aspect. Comprising radiator, laminate flooring, recessed lighting, stairs to first floor landing, door through to:-

### OPEN PLAN LOUNGE/DINING ROOM

**Lounge Area:** East aspect. Comprising pvcu double glazed windows, radiator, laminate flooring, coving, single light fitting, opening through to:-

**Dining Area.** West aspect. Comprising pvcu double glazed window, single light fitting, two wall mounted light fittings, coving, laminate flooring, understairs storage cupboard with provision for tumble dryer, wall mounted heating control panel, radiator, doorway through to:-

**MODERN FITTED KITCHEN** South aspect. Comprising wooden work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, space and provision for fridge/freezer and washing machine, recessed lighting, tiled flooring.

**SPLIT LEVEL FIRST FLOOR LANDING** Comprising carpeted flooring, radiator, storage cupboard housing Glow Worm combination boiler, wall mounted heating control panel, loft hatch access.

**BEDROOM ONE** East aspect. Comprising pvcu double glazed bay window, carpeted flooring, single light fitting, two wall mounted light fittings, coving.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

**MODERN FITTED FAMILY BATHROOM** South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, benefitting from fully tiled walls, pedestal hand wash basin, low flush wc, contemporary ladder style heated towel rail, vinyl flooring, single light fitting.

## EXTERNAL

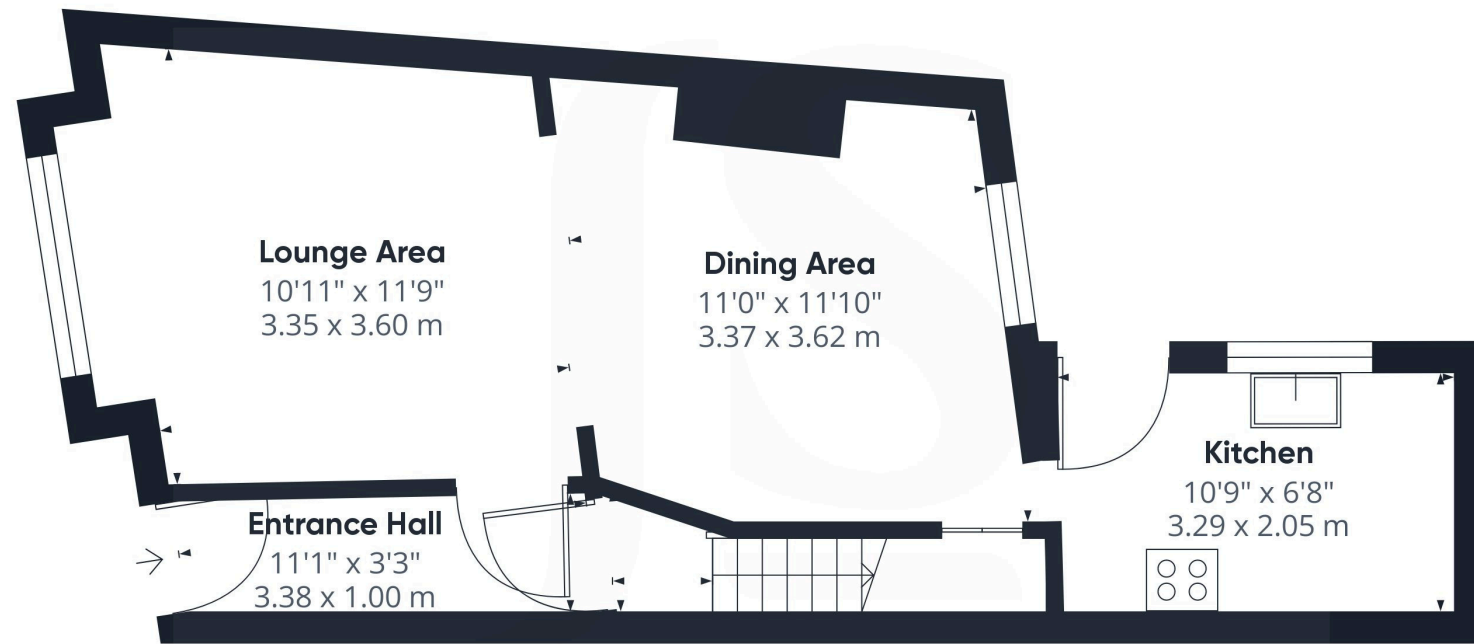
**FRONT GARDEN** Laid to slate chippings being dwarf wall enclosed.

**WEST FACING FEATURE REAR GARDEN** Large patio area leading onto lawn area leading further onto rear patio area, fence enclosed, side access gate, raised flower beds with various plant and shrub borders, outside tap.

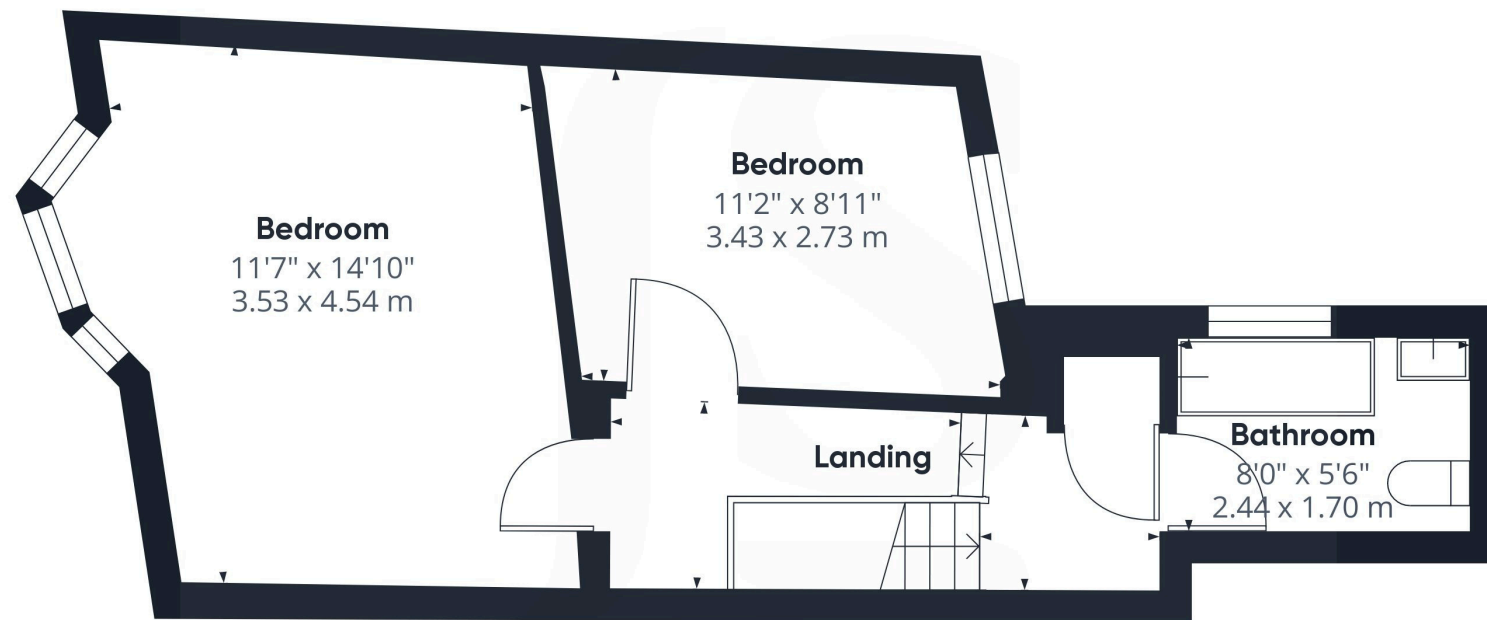
## LOCATION

Conveniently situated on level ground, having comprehensive shopping facilities available a short walk away in Boundary Road along with mainline Portslade Train station. Fishersgate train station is also a very short walk away. Sainsburys superstore/Argos is approximately 1 mile to the East which also leads onto the main A27/M23 and onto M25, The Holmbush Shopping Centre with Tesco/M&S & Next is also approximately one and a half miles away to the West.





Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 861 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.