



Delfryn | Portslade | BN41 2RZ

Guide Price £540,000







We are delighted to offer for sale this impressive, beautifully presented extended three bedroom link detached house arranged over three floors within this scenic position having breath taking views of the South Downs and beyond





# Key Features

- Three Double Bedrooms
- Quiet Semi Rural Location
- Off-Road Parking
- Quadruple Aspect Kitchen/Diner With Views Of The South Downs
- Raised Sun Terrace
- Versatile Accommodation
- Spacious Separate Lounge
- Two Bathrooms
- Must View Property
- 20ft Kitchen/Diner

**3 Bedrooms**

**2 Bathroom**

**2 Reception Room**

## INTERNAL

Pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising ceiling to floor pvcu double glazed windows, laminate flooring, radiator.

GROUND FLOOR SHOWER ROOM Comprising pvcu double glazed skylight, shower cubicle being fully tiled, wall mounted electric Myra shower, low flush wc, contemporary hand wash basin with vanity unit below, tiled flooring, extractor fan, sunken spotlights, fully tiled walls, wall mounted heated towel rail.

TRIPLE ASPECT LOUNGE North/West, North/East and South/West benefitting from impressive distance downland and roof top views. Comprising pvcu double glazed double doors with fitted blinds leading out onto rear garden, pvcu double glazed bifolding doors with fitted blinds leading out onto raised sun terrace, pvcu double glazed window, two radiators, laminate flooring, sunken spotlights.

BEDROOM ONE North/West aspect. Comprising pvcu double glazed double doors with fitted blind leading out onto sun terrace, ladder style wall mounted radiator.

Stairs up to first floor:-

QUADRUPLE ASPECT OPEN PLAN KITCHEN / DINING ROOM

North/West, North/East, South/West and South/East aspects benefitting from impressive distant downland and rooftop views. Comprising ceiling to floor pvcu double glazed window, three further pvcu double glazed windows, loft hatch access, laminate worksurfaces with cupboards below and matching eye level cupboards, integrated appliances include twin oven with extractor fan over, fridge/freezer, space and provision for appliances include washing machine and dishwasher. Three radiators, inset single drainer sink unit with contemporary mixer tap, island with laminate worksurface and cupboards below, integrated wine cooler and seating for two. Ceiling mounted contemporary hanging lights.

## INTERNAL CONTINUED....

Stairs down to lower ground floor:-

LOWER GROUND FLOOR LANDING Comprising wall mounted heated control panel, built in storage cupboard.

FAMILY BATHROOM North/East aspect. Comprising pvcu double glazed window, panel enclosed bath with integrated shower attachment over, pedestal hand wash basin, low flush wc, tiled flooring, fully tiled walls, sunken spotlights, airing cupboard with slatted shelving housing factory lagged hot water tank.

BEDROOM TWO North/West aspect benefitting from impressive distant downland and rooftop views. Comprising pvcu double glazed window with fitted shutter blinds, radiator, built in wardrobes with hanging rail and shelving, coving.

DUAL ASPECT BEDROOM THREE South/East and South/West aspects. Comprising two pvcu double glazed windows with fitted shutter blinds, radiator.

## EXTERNAL

FRONT & SIDE GARDEN Laid to lawn onto laid chip stone affording off-road parking for approximately 1+ vehicles, outside light, gate to side access.

SUNTRAP REAR GARDEN Benefitting from impressive rooftop and downland views. Raised suntrap terraced area with balustrades, stairs leading to large lawned area having various mature shrub, tree and plant borders, gate to side/rear access, outside tap, four wall mounted lights.  
BRICK BUILT GARAGE

## LOCATION

Situated within close proximity to impressive walks along the South Downs, Delfryn also benefits from its connections to the A27 whilst having a range of good local schools within the area. Bus routes can be found within a short walking distance whilst a variety of local shops can be found in nearby roads.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



