



39 St. Richards Road

Portslade BN41 1PA

Guide Price £400,000 - £425,000

- BEAUTIFULLY REFURBISHED
- THREE BEDROOMS
- BATHROOM
- KITCHEN/DINING ROOM

- LIVING ROOM
- PRIVATE GARDEN
- GARDEN ROOM/HOME OFFICE
- PRESENTED IN EXCELLENT ORDER

Guide Price £400,000 - £425,000. Whitlock and Heaps are pleased to bring to market this beautifully refurbished and updated three bedroom family home that is offered for sale in excellent order throughout with a delightful and newly installed kitchen/dining room that opens onto the good size rear garden. The property also features a separate living room with open fire and in the garden is an insulated garden room/home office.

ENTRANCE HALL Understairs storage, radiator.

KITCHEN/DINING ROOM Kitchen
Incorporating stainless steel sink with mixer tap, adjacent work surface with cupboards and drawers under, eye level wall cupboards, inset induction hob with concealed extractor over, oven, integrated fridge/freezer and washing machine, tiled splashback, window overlooking the garden.
Dining
Feature fireplace with tiled surround and hearth, fitted unit in alcove, cupboard housing 'Ideal' gas fired boiler and plumbing for washing machine, radiator, door to garden.

LIVING ROOM Open fireplace with tiled hearth and surround, UPVC double glazed bay window, radiator.

FIRST FLOOR

LANDING Hatch to loft with pull down ladder, varnished floorboards.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator, varnished floorboards.

BEDROOM 2 Fitted cupboard, feature fireplace, radiator, UPVC double glazed windows, varnished floorboards.

BEDROOM 3 UPVC double glazed window, radiator, varnished floorboards.

BATHROOM White suite comprising panelled bath with mixer tap, 'Mira' electric shower over, wash hand basin with cupboard under, low level w.c, part tiled walls, UPVC double glazed window, radiator.

OUTSIDE

REAR GARDEN Paved patio and area of lawn with flower borders.

GARDEN ROOM/HOME OFFICE

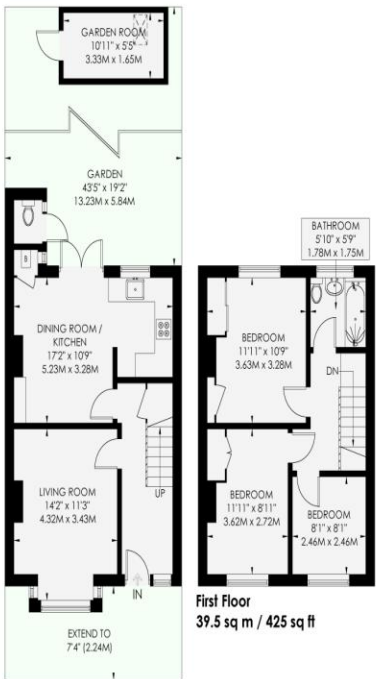
Freehold
Council Tax C as listed on the gov.uk website.

ST RICHARDS ROAD

HOVE



APPROXIMATE GROSS INTERNAL AREA
80.7 sq m / 866 sq ft
INCLUDING LIMITED USE & GARDEN ROOM AREA OF
5.5 sq m / 59 sq ft



Ground Floor
42.4 sq m / 456 sq ft

whitlock & heaps

Floor plan is for illustration and identification purposes only and is not to scale. Plot, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (RICS).

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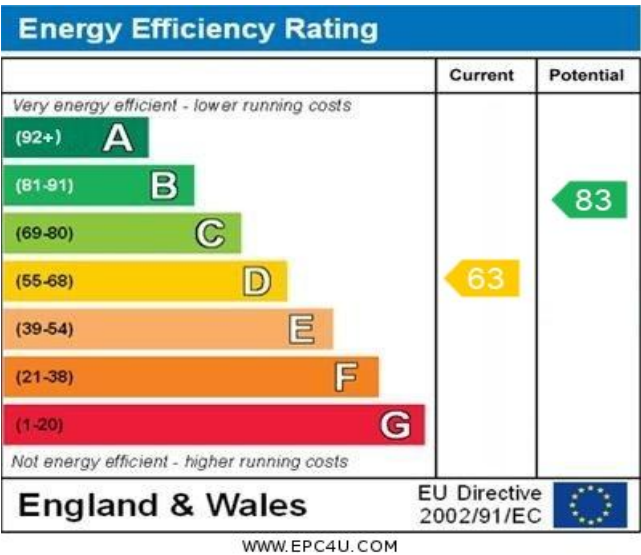
Measuring Points: Storage Cupboard, Fitted Wardrobes, Garden Shortened for Display, Daylight

Legend: T, W, J, S, I, B

Other: Ceiling Height, Hot Water Tap, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler

Certified Property Measurer

BESPOKE PROPERTY MARKETING



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