

## 22 Westway Gardens

Brighton BN41 2RU

Offers In Excess Of £350,000

- THREE BEDROOMS
- SHOWER ROOM
- LIVING ROOM
- DINING ROOM

- KITCHEN
- DELIGHTFUL GARDENS
- PRESENTED IN IMMACULATE ORDER
- UPVC DOUBLE GLAZED WINDOWS

Whitlock and Heaps are delighted to offer to market this excellent semi detached chalet bungalow that is coming to the market for the first time in over forty years. The property offers three bedrooms with a shower room and separate cloakroom with scope for reconfiguration to the first floor. To the ground floor there are two separate reception rooms and a good size kitchen that leads onto the secluded well established rear garden.

The property is situated in this close being within a short walk of the south downs and Mile Oak Farm shop. Other local amenities are all within easy reach including the A27, Portslade mainline station and town centre.

**ENTRANCE HALL**  
Radiator.

**KITCHEN**  
Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with concealed extractor over, electric oven, integrated fridge and freezer, dishwasher, plumbing for washing machine, pull out breakfast bar, radiator, tiled walls and floor, sliding patio door to garden.

**LIVING ROOM**  
Electric fire with mantle over, UPVC double glazed window overlooking the garden, radiator.

**DINING ROOM**  
UPVC double glazed window, fitted cupboard, radiator, stairs to first floor.

**BEDROOM 2**  
UPVC Double glazed window , radiator.

**SHOWER ROOM**  
Comprising walk in shower, wash hand basin with cupboard under, heated ladder style towel rail, tiled walls and floor, frosted window.

**CLOAKROOM** Comprising low level w.c., wash hand basin, tiled walls and floor, frosted window.

**FIRST FLOOR**

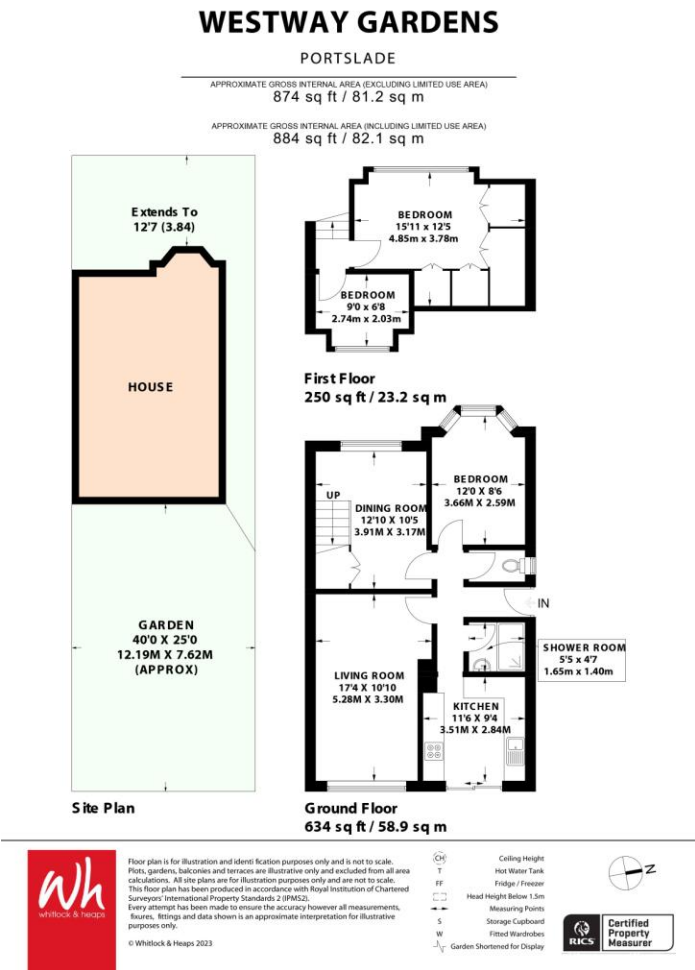
**BEDROOM 1**  
Wide range of fitted wardrobes, chest of drawers and bed side tables, UPVC double glazed window, radiator.

**BEDROOM 3**  
UPVC double glazed window, radiator.

**OUTSIDE**

**FRONT GARDEN**  
Mature borders.

**REAR GARDEN**  
Secluded and fully enclosed with mature borders and separate seating areas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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