



## 99 St. Andrews Road

East Sussex BN41 1DD

Asking Price Of £475,000

- SOUTH FACING GARDEN
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM

- THREE BEDROOMS
- BATHROOM
- NO ONWARD CHAIN
- CONVENIENT LOCATION

Whitlock & Heaps are delighted to bring this bayfronted Victorian family home to market being sold for the first time in over eighty years. Offering three good size bedrooms, two reception rooms on the ground floor onto the kitchen/breakfast room that leads onto the south facing rear garden. The house is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. Boundary Road is very close by with its vast array of shopping facilities, eateries and cafés. Portslade mainline train station is also located on this road for commutes out of the city. The A27 slip road is a short drive away to get out of the city quickly. You are in the catchment area of numerous schools for all ages and a short walk to the seafront and local parks.

**ENTRANCE HALL** Electric heater, cupboard housing electrics, understairs storage.

**KITCHEN** Incorporating stainless steel sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Space for washing machine, undercounter fridge, breakfast bar, pantry area, UPVC double glazed windows to side, UPVC double glazed frosted door to garden, extractor.

**LIVING ROOM** Feature fireplace, electric radiator, UPVC double glazed bay window.

**DINING ROOM** Fitted cupboard, UPVC double glazed window overlooking garden, electric radiator.

**LANDING** Storage on far side.

**BEDROOM** UPVC double glazed bay window, fitted cupboards, electric radiator, loft hatch above.

**BEDROOM** UPVC double glazed window overlooking garden, fitted cupboard, electric radiator.

**BEDROOM** Storage above, separate cupboard housing water tank, UPVC double glazed window overlooking garden.

**BATHROOM** Being partially tiled, panelled bath with electric 'Triton' shower over, vanity unit, fitted towel rail, low level w.c., UPVC double glazed frosted window, extractor.

## OUTSIDE

**GARDEN** Southerly facing rear garden being mostly paved with borders to sides, door to storage space, separate cupboard with outdoor tap, gate for rear access.

**FRONT** Being paved to front with space for bins.

## Freehold

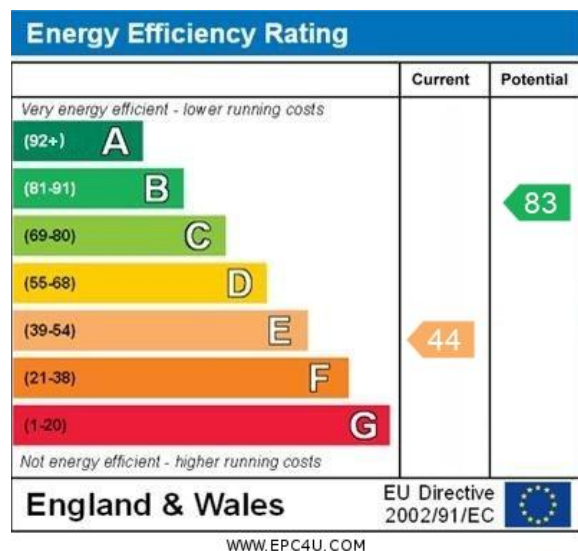
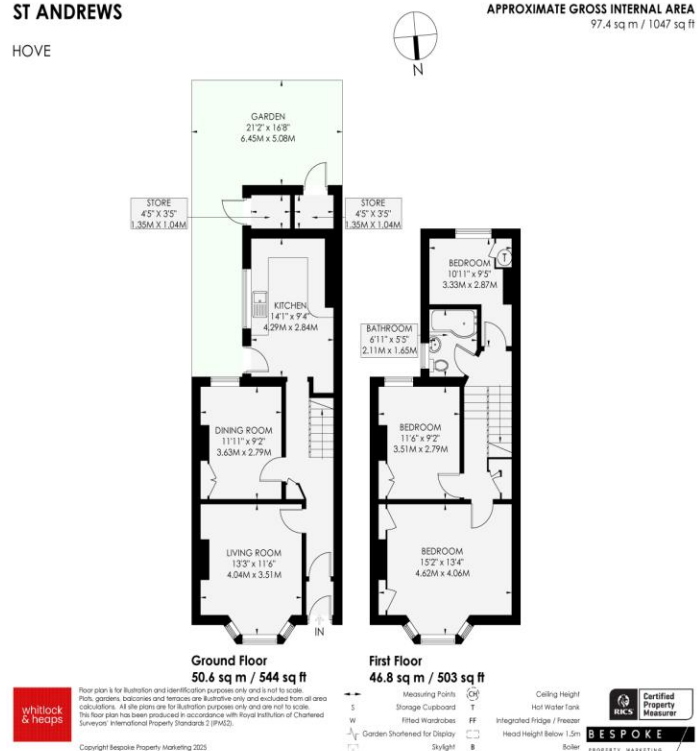
Council Tax Band C (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

## ST ANDREWS

HOVE

APPROXIMATE GROSS INTERNAL AREA  
97.4 sq m / 1047 sq ft



## Portslade Branch

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## Hove Branch

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