

# 11 Village Close

Portslade BN41 2GT

Offers in Excess Of £425,000 Freehold

- THREE GOOD SIZE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- KITCHEN

- CLOAKROOM
- LIVING/DINING ROOM
- PRIVATE REAR GARDEN
- GARAGE AND DRIVE

Whitlock and Heaps are delighted to bring to market this semi-detached family home offering three good sized bedroom accommodation featuring an ensuite shower room and family bathroom. To the ground floor there is a separate kitchen and full width living/dining room leading onto the rear garden with two patio areas and side access. The house is approached via a private drive that leads to the integral garage. Situated in this convenient close where houses rarely come to the market and being within walking distance of the old village. Both Sainsburys superstore and the A27 are within a short drive.

**ENTRANCE HALL** Radiator, door to garage.

**CLOAKROOM** Comprising pedestal wash hand basin, low level w.c, radiator, frosted window.

**KITCHEN** Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, four ring gas hob with extractor over, oven, appliance space, cupboard housing 'Vaillant' gas fired boiler, appliance space, UPVC double glazed window, tiled splashback.

**LIVING/DINING ROOM** UPVC double glazed window, fitted cupboard, radiator, sliding door to garden.

## FIRST FLOOR

**LANDING** Hatch to loft space, airing cupboard.

**BEDROOM 1** Fitted double wardrobe, UPVC double glazed window, radiator.

**ENSUITE SHOWER ROOM** Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, radiator, UPVC double glazed window, part tiled walls.

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

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

**BATHROOM** Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, part tiled walls, UPVC double glazed window.

## OUTSIDE

### PRIVATE DRIVE

**INTEGRAL GARAGE** Up and over door, power and light, internal door to entrance hall.

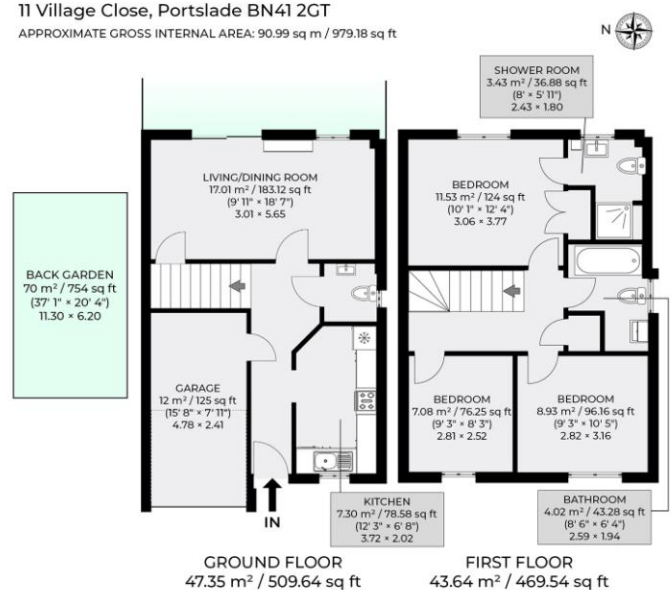
**REAR GARDEN** Arranged on two levels with area of lawn and two patios, gate offering side access.

**Council Tax Band D** (taken from the government website, [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.

11 Village Close, Portslade BN41 2GT

APPROXIMATE GROSS INTERNAL AREA: 90.99 sq m / 979.18 sq ft



whitlock  
& heaps

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustrative purposes only and are not to scale. Measurements are approximate.

65 Sackville Road, Hove BN3 3WE  
sales@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.