



## 9 Southdown Road

Portslade BN41 2HL

Asking Price Of £400,000  
Freehold

- THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- DOWNSTAIRS CLOAKROOM

- LARGE GARDEN
- POTENTIAL FOR EXTENSION/CONVERSION STNC
- OFF ROAD PARKING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this **BEDROOM** UPVC double glazed window overlooking three-bedroom family home situated within close proximity to Portslade Old Village. Benefitting from two reception rooms, a large garden and off-road parking for two cars. This family home is brought to market with potential for extension and conversion (STNC) with no onward chain.

Bus routes operate locally making public transport throughout the city easy. You are in the catchment area for multiple schools locally and close to multiple supermarkets such as West Hove Sainsbury's and Holmbush, both benefitting from a petrol station. The A27 slip road is also close by making commutes out of the city simple.

**PORCH** into entrance.

**ENTRANCE HALL** Understairs storage with gas meter and stop cock, radiator, thermostat.

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

**DINING ROOM** Feature fireplace, UPVC double glazed door to garden, door to pantry, radiator.

**KITCHEN** Incorporating stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards with splashback to rear, space for fridge, freezer, washing machine and cooker. Door to:

**CLOAKROOM** UPVC double glazed frosted window to garden, wash hand basin, low level w.c. Separate door to garden.

**LANDING** Loft hatch above, storage cupboard.

**BEDROOM** Fitted wardrobes, separate cupboard housing 'Worcester' combination gas fired boiler, UPVC double glazed windows overlooking garden, radiator.

**BEDROOM** UPVC double glazed window overlooking front, radiator.

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**SHOWER ROOM** Comprising a step-in shower cubicle with 'Triton' unit. Being fully tiled, fitted heated towel rail, pedestal wash hand basin, low level w.c, UPVC double glazed frosted window overlooking garden.

## OUTSIDE

**GARDEN** Being paved to front and laid to lawn to rear with a shed. Side access onto off road parking.

**FRONT GARDEN** Being mainly paved with separate entrance for off road parking for two cars.

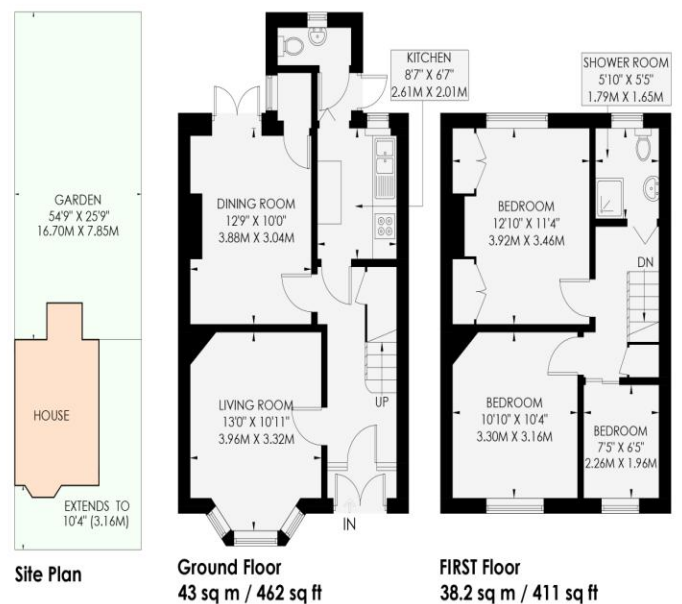
Council Tax Band C (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

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

SOUTHDOWN ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA  
81.2 sq m / 874 sq ft



whitlock & heaps

Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, fixtures and fittings are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RPS2).

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Measuring Points  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display  
Skylight

Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler

Certified Property Measurer  
RICS  
BESPOKE  
PROPERTY MARKETING

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