

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.

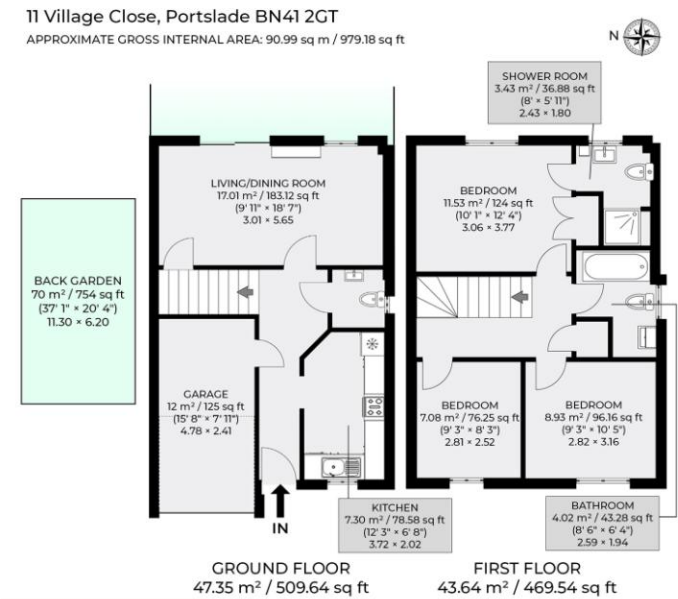
OUTSIDE

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



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 illustration purposes only and are not to scale. Measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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