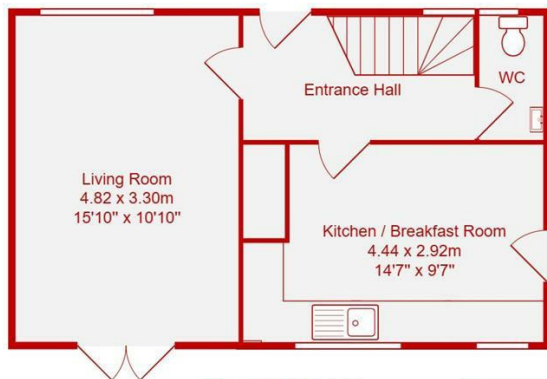




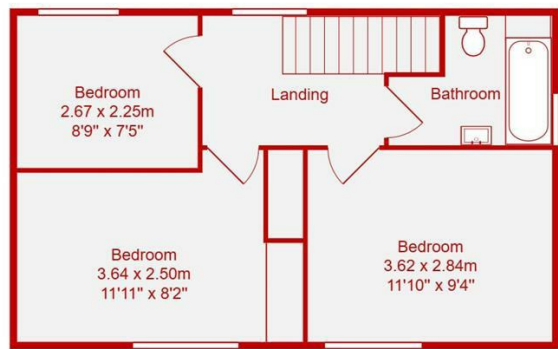
- Well Presented Three Bedroom Semi-Detached House
- Private Off Road Parking
- Fantastic Location
- Only 0.6 Miles From Portslade Mainline Station
- Double Glazing & Underfloor Heating
- Superb Large South Facing Garden
- Good Size Kitchen
- Close To Fishersgate Train Station
- Loft Storage/Downstairs WC
- Must Be Viewed To Be Appreciated

St. Nicholas Road, Portslade

Price: £500,000 Freehold



Ground Floor
Area: 38.0 m² ... 409 ft²



First Floor
Area: 38.0 m² ... 409 ft²



Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only.

Welcome to this three bedroom semi-detached home on St. Nicholas Road in Portslade with off road parking and a large south facing garden.

As you enter, you're greeted by a spacious hallway. To the right is the large living room, a comfortable space perfect for relaxation or entertaining with French doors leading directly to the garden. The room also features a working fireplace, currently blocked but with potential for restoration.

The kitchen is thoughtfully designed with ample storage and worktop space, making it ideal for those who love to cook. Underfloor heating is a benefit and the kitchen is well-equipped with integrated appliances. A side door provides convenient access to the side of the house and the garden. The ground floor also benefits from a downstairs W/C.

Step outside, and you'll find a substantial south-facing garden with exceptional privacy. This beautifully sized outdoor space is perfect for gardening enthusiasts.

Upstairs, you have the primary bedroom, which is a generous double overlooking the garden. The second bedroom is another double, complete with fitted wardrobe space and views of the garden. The third bedroom is versatile, working perfectly as a home office or a large single room. The family bathroom is well presented and benefits from a large shower over bath. The loft, running the length of the house and partially boarded, provides excellent storage.

The property is fully double-glazed for comfort and efficiency, with the added convenience of Hive thermostat control for easy climate management.

The house is ideally located, as it's only 0.6 miles from Portslade mainline railway station, which has direct services to London and Brighton City centres. Fishergate train station is also only 0.2 miles away. Only 150 yards away is a bus stop with services into Brighton and Hove City Centres. The popular Boundary Road shopping district, independent retailers, coffee shops, bars, and restaurants are also only 0.6 miles away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

