



## 53 Trafalgar Road, Portslade BN41 1GT

Asking Price Of £400,000

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- GOOD SIZE LIVING ROOM
- SEPARATE DINING AREA AND KITCHEN
- OFF ROAD PARKING AND GARAGE
- GOOD SIZE REAR GARDEN
- WELL PROPORTIONED ROOM SIZES
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this good size three bedroom semi-detached family home offering good size living accommodation, separate dining area and double bedrooms. This family home boasts a maintainable sized rear garden with side access, off road parking and a garage. Brought to market with no onward chain.

**GARAGE** Brick built, housing 'Glow-worm' conventional gas-fired boiler, electrics, gas meter, light above.

Council Tax Band C (Taken from Brighton & Hove Council Website)

The Portslade seafront is at the bottom of the road, as well as Boundary Road with its abundance of shopping facilities, eateries and cafés. Portslade mainline station is also close by, making commutes out of the city simple. Bus routes operate locally, making public transport into the city centre easy. West Hove Sainsbury's is a short drive away, benefitting from a petrol station. The A27 slip road is also easily accessible

**ENTRANCE PORCH** Good size and leading to entrance door.

**KITCHEN** Incorporating stainless steel sink unit with mixer tap and drainer, vinyl work surfaces with cupboards under and matching eye-level cupboards, part tiled, space for fridge and cooker, extractor fan above, radiator, UPVC double glazed window overlooking garden.

**LIVING ROOM** Radiator, thermostat, door to kitchen and dining area, understairs cupboard.

**DINING ROOM** Radiator, UPVC double glazed door to garden.

**FIRST FLOOR**

**LANDING** Doors to all rooms, smoke alarm, double glazed window on stairs.

**BEDROOM 1** UPVC double glazed windows overlooking garden, radiator.

**BEDROOM 2** UPVC double glazed windows overlooking front, radiator.

**BEDROOM 3** UPVC double glazed window overlooking front, radiator, cupboard housing water tank.

**BATHROOM** Comprising white bathroom suite with electric shower over being fully tiled, pedestal wash-hand basin, frosted UPVC double glazed window overlooking garden, radiator, extractor fan, hatch to loft, shaving point.

**OUTSIDE**

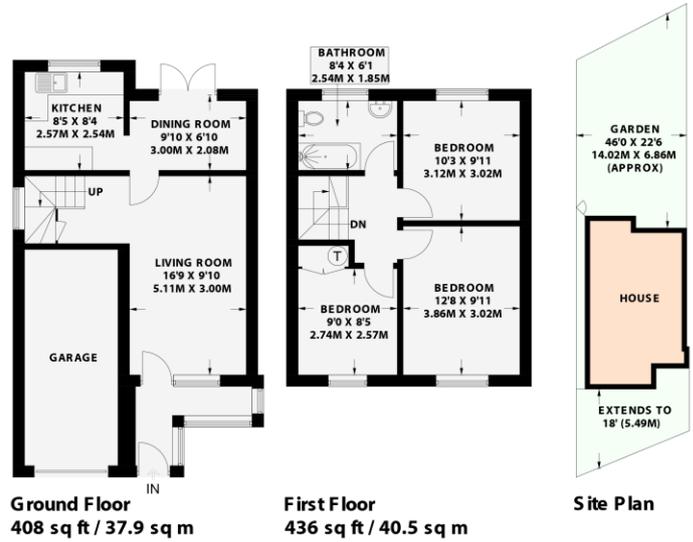
**REAR GARDEN** Paved walk ways with centre being grassed, fully enclosed with stand alone shed, mature border, side access, outdoor light and tap.

**FRONT GARDEN** Off road parking, door to garage, side access to garden.

**TRAFALGAR ROAD**

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE)  
844 sq ft / 78.4 sq m  
APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)  
988 sq ft / 91.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Floors, 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. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Portslade Branch  
48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

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



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