



18 Beaconsfield Road, Portslade BN41 1XA

Offers In Excess Of £375,000

- TWO DOUBLE BEDROOMS
- AMPLE LIVING SPACE
- SEPARATE KITCHEN
- WESTERLY FACING REAR GARDEN
- SIDE ACCESS
- CONVENIENT LOCATION
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this extractor fan, UPVC double glazed window good size two double bedroom house boasting a good overlooking garden, wall mounted heated towel rail, size living room and kitchen. Along with a westerly low level w.c., extractor above. aspect garden, you have uninterrupted views of Victoria Park from the master bedroom. To the front, you **OUTSIDE** have a shared walkway to access your garden from the **REAR GARDEN** Shingle path to shed at rear. Laid to rear. The property also benefits from double glazed lawn and surrounded by fencing, side access. windows and gas central heating.

FRONT GARDEN Pathway to garden.

Bus routes operate locally making public transport into the city centre easily accessible as well as ample shopping facilities, eateries and cafés on Boundary Road. Portslade mainline station is located here also, making commutes straightforward. A short drive can take you to either Holmbush Shopping Centre or West Hove Sainsbury's both benefitting from a petrol station. Victoria Park is also on the house's doorstep. A27 slip roads are close by making journeys out of the city quick. This property is brought to market with no onward chain.

INNER PORCH Stained glass window. Leading to:-

LIVING ROOM Radiators, dual aspect UPVC double glazed east/west windows, cupboard housing electrics, thermostat.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye-level cupboards above, 4-ring gas hob with oven below and extractor above, 'Vaillant' combination gas-fired boiler, UPVC double glazed window overlooking west facing garden, radiator, door to garden.

FIRST FLOOR

LANDING Loft hatch, radiator, UPVC double glazed window.

BEDROOM 1 Built-in cupboard, uninterrupted view of Victoria Park, UPVC double glazed windows, radiator.

BEDROOM 2 UPVC double glazed window overlooking garden, radiator.

BATHROOM Comprising bathroom suite with panelled bath and shower over, part tiled, airing cupboard housing water tank, wide vanity wash-hand basin,

BEACONSFIELD ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
882 sq ft / 82 sq m



Ground Floor
398 sq ft / 37 sq m

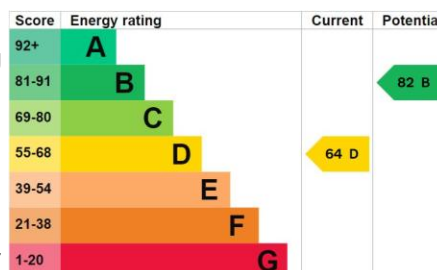
First Floor
484 sq ft / 45 sq m



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. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). 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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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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