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28 St. Aubyns Road, Fishersgate BN41 1PE

Asking Price Of £335,000

- THREE BEDROOMS
- SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- SOUTH FACING GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN
- GAS CENTRAL HEATING



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Whitlock and Heaps are pleased to offer to market this three bedroom terrace property offering well presented accommodation that offers room for further improvement. To the ground floor is a separate living room and kitchen/breakfast room that leads onto the South facing rear garden. Being sold with no onward chain. Being situated in this convenient location within walking distance of Fishergate train station.

ENTRANCE HALL Stairs to first floor, understairs storage cupboard, radiator.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, 'Vokera' gas-fired boiler, appliance space, radiator, tiled splash-back, UPVC double glazed window and door to garden.

LIVING ROOM UPVC double glazed bay window, radiator.

FIRST FLOOR

LANDING Hatch to loft space with pull-down ladder.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboards under and tiled top to side, low level w.c., heated ladder style towel rail, UPVC double glazed window, part tiled walls.

OUTSIDE

SOUTH FACING REAR GARDEN Raised deck leading to area of lawn, shed, gate with rear access.

ST AUBYNS

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
747 sq ft / 69.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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