

123 Trafalgar Road, Portslade BN41 1GU

Asking Price Of £325,000

- THREE BEDROOM FAMILY HOME
- SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION THROUGHOUT
- CLOSE TO MAINLINE STATION
- WALKING DISTANCE TO VICTORIA PARK
- CLOSE TO SHOPPING FACILITIES
- GENEROUS ROOM SIZES
- FAMILY OWNED FOR OVER 50 YEARS

Whitlock & Heaps are delighted to present to market this three-bedroom semi-detached family home in need of modernisation throughout. This house has been in the same family for more than fifty years and boasts good sized rooms throughout and a generous garden plot. This house has lots of potential and is offered to the market with no onward chain.

EAST FACING REAR GARDEN Laid to lawn to rear, brick wall to side, shed to rear, separate outside cupboard housing w.c.

Bus routes operate locally making access into the city centre easy. Victoria Park is located a short walk away as well as Boundary Road with its array of shopping facilities, eateries and cafés. Portslade mainline train station is also located here, making commutes out of the city simple. West Hove Sainsburys and Holmbush Tesco/M&S are close by, both benefitting from petrol stations. The A27 slip road is easily accessible making driving out of the city quick.

ENTRANCE HALL Feature fireplace, storage housing electric and switchboard, spacious understairs storage.

KITCHEN Incorporating stainless steel sink unit with mixer taps and drainer, formica worktops with cupboards below and matching wall cupboards over, 4-ring gas hob with oven below and extractor above, space for appliances, 'Britony' gas-fired boiler, UPVC double glazed window overlooking garden to side, rear UPVC double glazed window overlooking garden, side door to garden, separate cupboard for storage.

THROUGH LIVING/DINING ROOM Dual aspect UPVC double glazed window, bay to front, feature fireplace, 2 doors into entrance hall.

FIRST FLOOR

LANDING Doors to all rooms.

BEDROOM 1 UPVC double glazed bay window, separate UPVC double glazed window overlooking front, Feature fireplace and hearth.

BEDROOM 2 UPVC double glazed window overlooking garden.

BEDROOM 3 UPVC double glazed window overlooking garden, storage cupboard, loft hatch.

WET ROOM Electric 'Mira' shower, extractor fan, fully tiled, wall mounted towel rail, pedestal wash-hand basin, low level w.c., UPVC double glazed frosted window.

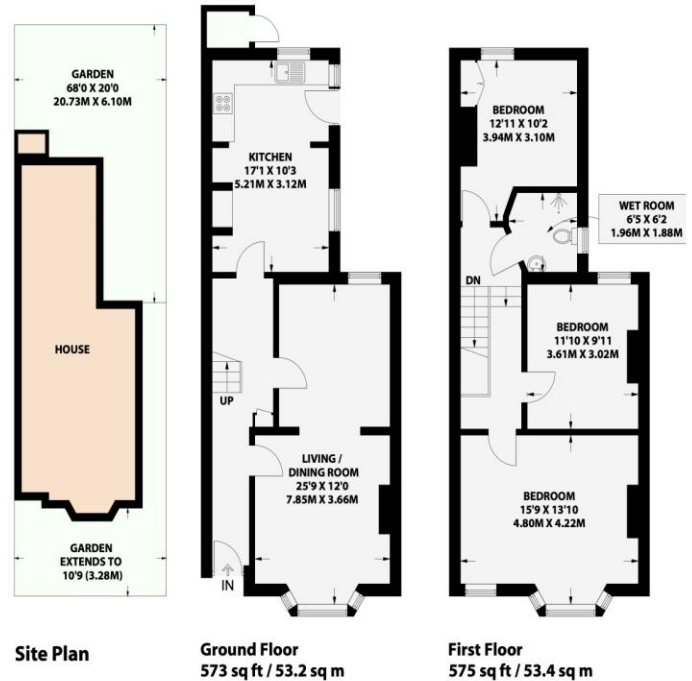
OUTSIDE

FRONT GARDEN Tiled pathway to front door. The garden is pebbled, patio area, space for bins, side access with gate to rear garden, gas meters.

TRAFALGAR ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
1148 sq ft / 106.6 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, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.
© Whitlock & Heaps 2024

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.