



11 Melrose Avenue

East Sussex BN41 2LT

Asking Price Of £425,000

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- OPEN LIVING DINER
- SEPARATE KITCHEN
- CLOAKROOM
- GOOD SIZE REAR GARDEN
- GARAGE
- END OF CHAIN

Whitlock & Heaps are delighted to present to market this three bedroom semi detached family home situated in Melrose Avenue. This home boasts good size living accommodation with a separate kitchen, as well as a good size rear garden with side access to the garage. This family home is in need of modernisation throughout and is brought to market with no onward chain.

Bus routes operate locally making access into the city centre simple. You are within walking distance of local amenities, including the garden centre and petrol station. Portslade mainline location is located a short distance away for commutes out of the city. The local A27 slip road is also a short drive away for quick and easy commutes away. You are in the catchment area of multiple schools, making this an ideal family home.

PORCH UPVC double glazed window.

ENTRANCE HALL UPVC double glazed windows overlooking side, radiator, thermostat.

KITCHEN Incorporating mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, fitted dishwasher, space for washing machine, space for fridge freezer, 'Zanussi' four ring gas hob with extractor above, 'Zanussi' oven, fitted 'AEG' microwave, cupboard housing 'Viessman' gas fired boiler, UPVC frosted door to garden, UPVC double glazed window to side.

LIVING ROOM UPVC double glazed window overlooking front, feature fireplace, UPVC double glazed door onto garden.

CLOAKROOM UPVC double glazed window, wash hand basin, low level w.c, understairs storage.

LANDING Tall UPVC double glazed window on half landing, loft hatch above.

MASTER BEDROOM UPVC double glazed window overlooking front, fitted wardrobes, radiator.

BEDROOM 2 UPVC double glazed windows overlooking garden, fitted wardrobes, radiator.

BEDROOM 3 UPVC double glazed windows overlooking garden, fitted wardrobes, radiator.

SHOWER ROOM Comprising step in shower cubicle with 'Triton' electric shower, vanity unit, UPVC dual aspect windows, fitted towel rail, low level w.c.

OUTSIDE

GARDEN Good size rear garden being mainly laid to lawn with mature shrubberies and trees to rear. Paved to the front with side access to garage.

GARAGE Brick built garage with up and over door, electrics inside.

FRONT GARDEN Being mature array of bushes and shrubs, off road parking with driveway to garage.

MELROSE AVENUE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / GARAGE)
1044 sq ft / 97.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE)
1164 sq ft / 108.2 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 (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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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 5.0m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shown for Display



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