



## 22 Albion Street

Portslade BN41 1DQ

Offers in Excess of £475,000

- FOUR BEDROOMS
- FAMILY BATHROOM
- ENSUITE SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- WEST FACING REAR GARDEN
- GARDEN WORKSHOP
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are delighted to bring to market this wider than average bay fronted family home that has been skilfully and tastefully updated by the present owners offering spacious four bedroom accommodation that is presented in excellent order. On the ground floor there is a wonderful living/dining room with exposed floorboards and a separate kitchen/breakfast room with French doors onto the well established West facing rear garden with a useful workshop. Over the first and second floors are four good size bedrooms with an ensuite shower room to the master bedroom. Situated in this convenient location within walking distance of Portslade mainline station and Hove seafront.

**ENTRANCE HALL** Radiator, area of storage ideal for bikes and coats, fitted shelving.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, eye level wall cupboards, inset four ring 'AEG' hob with concealed extractor over, 'Bosch' hob, integrated fridge/freezer and washing machine, radiator, space for table and chairs, tiled splashback, UPVC double glazed window and French Doors to garden.

**LIVING/DINING ROOM** Feature fireplace with tiled insert and carved surround, timber mantle over, UPVC double glazed bay window, two radiators, exposed floorboards, window overlooking the garden.

## FIRST FLOOR LANDING

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, fitted shelving, radiator.

**BEDROOM 4** UPVC double glazed window, cupboard housing 'Worcester' gas fired boiler, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, part tiled walls, UPVC double glazed window, velux window.

## TOP FLOOR

**MASTER BEDROOM** UPVC double glazed window, radiator, two velux windows, eaves storage.

**ENSUITE SHOWER ROOM** Comprising walk in shower with panelled walls, wash hand basin with cupboard under, low level w.c, UPVC double glazed window.

## OUTSIDE

**WEST FACING REAR GARDEN** Two patio areas with deep and mature boarders, workshop.



## Portslade Branch

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## Hove Branch

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