



9 Southdown Road

Portslade BN41 2HL

Asking Price Of £400,000
Freehold

- THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- SEPARATE KITCHEN
- DOWNSTAIRS CLOAKROOM

- LARGE GARDEN
- POTENTIAL FOR EXTENSION/CONVERSION STNC
- OFF ROAD PARKING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this three-bedroom family home situated within close proximity to Portslade Old Village. Benefitting from two reception rooms, a large garden and off-road parking for two cars. This family home is brought to market with potential for extension and conversion (STNC) with no onward chain.

Bus routes operate locally making public transport throughout the city easy. You are in the catchment area for multiple schools locally and close to multiple supermarkets such as West Hove Sainsbury's and Holmbush, both benefitting from a petrol station. The A27 slip road is also close by making commutes out of the city simple.

PORCH into entrance.

ENTRANCE HALL Understairs storage with gas meter and stop cock, radiator, thermostat.

LIVING ROOM Feature fireplace, UPVC double glazed bay window, radiator.

DINING ROOM Feature fireplace, UPVC double glazed door to garden, door to pantry, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards with splashback to rear, space for fridge, freezer, washing machine and cooker. Door to:

CLOAKROOM UPVC double glazed frosted window to garden, wash hand basin, low level w.c. Separate door to garden.

LANDING Loft hatch above, storage cupboard.

BEDROOM Fitted wardrobes, separate cupboard housing 'Worcester' combination gas fired boiler, UPVC double glazed windows overlooking garden, radiator.

BEDROOM UPVC double glazed window overlooking front, radiator.

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SHOWER ROOM Comprising a step-in shower cubicle with 'Triton' unit. Being fully tiled, fitted heated towel rail, pedestal wash hand basin, low level w.c, UPVC double glazed frosted window overlooking garden.

OUTSIDE

GARDEN Being paved to front and laid to lawn to rear with a shed. Side access onto off road parking.

FRONT GARDEN Being mainly paved with separate entrance for off road parking for two cars.

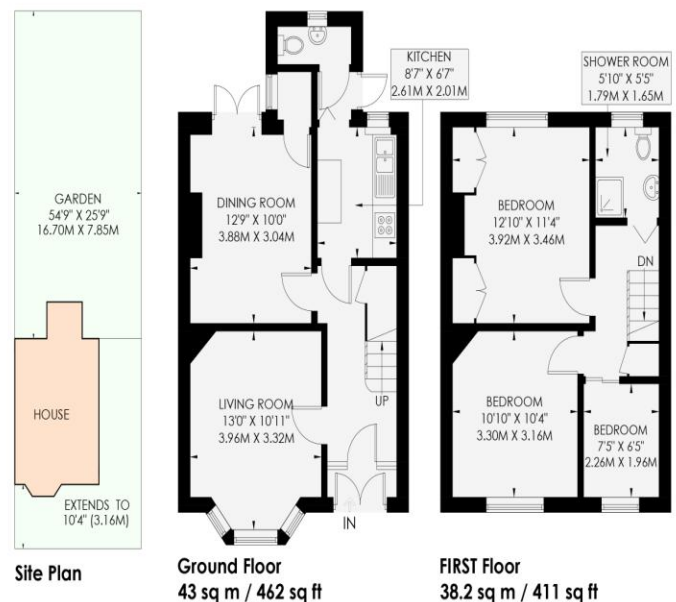
Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

SOUTHDOWN ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
81.2 sq m / 874 sq ft



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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.