



2 Rothbury Mews, Franklin Road

Portslade BN41 1AU

Guide Price: £550,000 - £575,000

Freehold

- MODERN TOWNHOUSE
- CONVENIENT LOCATION
- FOUR GOOD SIZE BEDROOMS
- TWO ENSUITES
- FAMILY BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SOUTH FACING GARDEN
- PRIVATE DRIVE

This attractive modern townhouse is presented to the market in excellent decorative order and provides spacious and versatile accommodation arranged over three floors. The property comprises four well-proportioned bedrooms, two of which benefit from ensembles. To the ground floor, there is a contemporary open-plan kitchen/living area with bi-folding doors leading directly onto a delightful south-facing garden, creating a superb space for both everyday living and entertaining. Further benefits include a private driveway providing off-road parking for one vehicle. The property is offered for sale with no onward chain. Conveniently located within a few minutes' walk of Portslade mainline station and the seafront at Hove, the house is also well served by a wide range of local independent cafés, eateries, and shops, making it an ideal home for modern family living.

ENTRANCE HALL Fitted cupboard.

CLOAKROOM Comprising pedestal wash hand basin, low level w.c., tiled floor, heated ladder style towel rail, double glazed window.

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with extractor over, double oven and microwave, fridge/freezer, integrated dishwasher, double glazed window, ' Worcester' gas fired boiler, wine fridge, breakfast bar, engineered wood floor with underfloor heating.

LIVING/DINING AREA Double glazed window and bi-fold doors to garden, engineered wood floor with underfloor heating.

FIRST FLOOR

LANDING Airing cupboard housing water cylinder.

BEDROOM 1 Range of fitted wardrobes, radiator, double glazed window.

ENSUITE SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c., heated ladder style towel rail, tiled walls and floor.

BEDROOM 3 Two double glazed windows, radiator.

BEDROOM 4 Double glazed window, radiator.

BATHROOM

TOP FLOOR

BEDROOM 2 Velux window, double glazed window, cupboard, radiator.

ENSUITE BATHROOM Comprising panelled bath with shower over and glazed shower screen, wash hand basin, low level w.c., heated ladder style towel rail, velux window, part tiled walls, tiled floor.

OUTSIDE

PRIVATE DRIVE

SOUTH FACING GARDEN Paved patio, lawned section, shed, gate offering rear access.

Council Tax Band D (taken from the government website, 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.

ROTHBURY MEWS

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
137.1 sq m / 1474 sq ft

INCLUDING LIMITED USE AREA OF
3.9 sq m / 41 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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