



- Spacious semi-detached house
- Three double bedrooms
- Excellent decorative order throughout
- Driveway for two cars
- West Facing rear garden

Stapley Road, Brighton & Hove, BN3 7FD

Guide Price £450,000 - £465,000

This delightful semi-detached modern family home is in excellent condition throughout. The property has three great sized bedrooms, a large fitted kitchen/diner, family bathroom and additional downstairs WC as well as a fantastic west-facing rear garden and off street parking.

Property Description

This delightful and spacious three-bedroom semi-detached house is situated in a highly desirable residential area, conveniently located near Portslade station and a variety of local amenities.

Inside, the property features three generously sized double bedrooms, providing ample space for family living. The large, fitted kitchen/diner is perfect for entertaining, while the modern family bathroom and additional downstairs WC add to the convenience of the layout.

Outside, the property boasts a large west-facing rear garden, complete with both a patio and a lawn area-ideal for outdoor gatherings and relaxation. The front of the house offers ample space for off-street parking, accommodating two cars comfortably.

This home combines modern living with a prime location, making it a perfect choice for families or anyone seeking a comfortable lifestyle.





Accommodation

GROUND FLOOR

LOUNGE
17' 5" x 11' 6" (5.31m x 3.51m)

KITCHEN/DINER
18' 4" x 9' 10" (5.59m x 3m)

WC

ENTRANCE PORCH

FIRST FLOOR

LANDING AREA

BEDROOM
12' 6" x 9' 10" (3.81m x 3m)

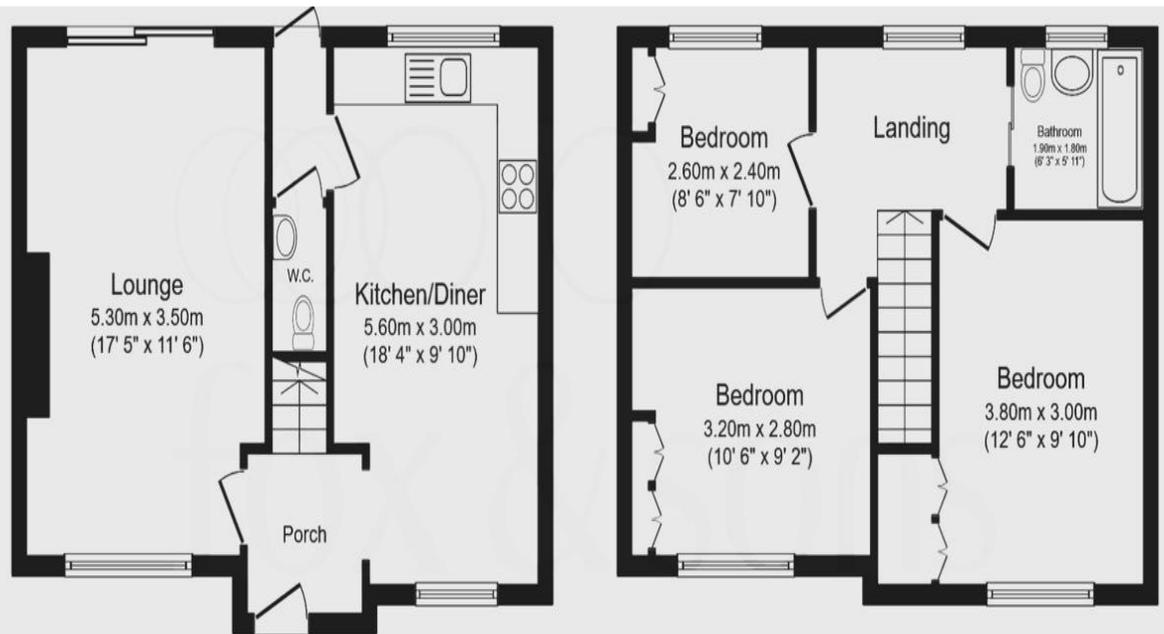
BEDROOM
10' 6" x 9' 2" (3.2m x 2.79m)

BEDROOM
8' 6" x 7' 10" (2.59m x 2.39m)

BATHROOM

OUTSIDE

REAR GARDEN



Ground Floor

First Floor

Total floor area 83.0 sq. m. (893 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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