



10 Chalky Road, Portslade. BN41 2WF

£310,000

Property Features

- LARGE SOUTH EAST REAR GARDEN
- GAS CENTRAL HEATING
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- GARAGE TO REAR OF PROPERTY
- NO ONWARD CHAIN

Full Description

Cales Estate Agents are delighted to offer for sale this SPACIOUS SEMI-DETACHED HOUSE situated in the popular Mile Oak area of Portslade and close to all local amenities.

This is a great opportunity for those buyers seeking a property requiring a level of updating and redecoration to suit own taste and this has been reflected in the realistic asking price. There is a particularly good size rear garden which enjoys a sunny South East aspect together with a garage at the rear with access via Hillbank Close.

SMALL ENTRANCE LOBBY

Glazed door to:-

ENTRANCE HALL

Radiator, central heating thermostat, staircase to first floor, UPVC double glazed window.

LOUNGE

14' 11" x 13' 5" (4.55m x 4.11m) UPVC double glazed windows, double radiator, tiled fireplace (sealed), glazed double doors to:-

DINING ROOM

11' 10" x 6' 6" (3.61m x 2,54m) UPVC double glazed windows, double radiator, understairs storage cupboard housing meters and fitted shelving.



KITCHEN

9' 8" x 8' 5" (2.97m x 2.57m) Range of base and eye-level units incorporating cupboards, drawers and roll-edge working surfaces having single drainer stainless steel sink unit with mixer tap, UPVC double glazed window and half-glazed door to rear garden, tiled splashbacks, 'Baxi' gas combination boiler, electric cooker panel point.

LANDING

Access to roof space, storage cupboard with shelving.

BEDROOM 1

14' 2" x 11' 1" (4.32m x 3.38m) Front facing. Radiator, UPVC double glazed windows, built-in cupboard.

BEDROOM 2

10' 11" x 10' 4" (3.33m x 3.15m) Rear aspect. UPVC double glazed windows, built-in double wardrobe, further storage cupboard.

BEDROOM 3

12' 2" x 7' 4" (3.73m x 2.26m) Front facing. Radiator, UPVC double glazed window.

BATHROOM

Suite in white comprising panelled bath having mixer tap and shower attachment, pedestal wash-hand basin, radiator, part tiled walls, UPVC double glazed window.

SEPARATE W.C.

Dual flush low level w.c. UPVC double glazed window.

FORMAL FRONT GARDEN

Range of mature shrubs, side pathway leading to:-

LARGE REAR GARDEN

Enjoying a South/East aspect and arranged as paved patio area with outside tap. 7 steps lead up to large lawned area bounded on two sides by hedging and mixed conifers and deciduous trees. Raised flower and shrub borders. Greenhouse, timber shed, paved pathway leading to rear access into Hillbank Close and onto:-

DETACHED GARAGE

Single brick built and having up and over door.



Energy Efficiency Rating

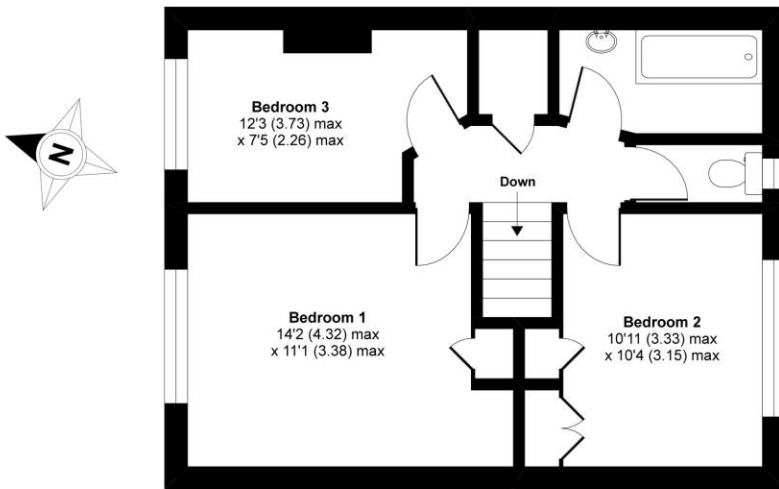
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:
10 Chalky Road, Portslade

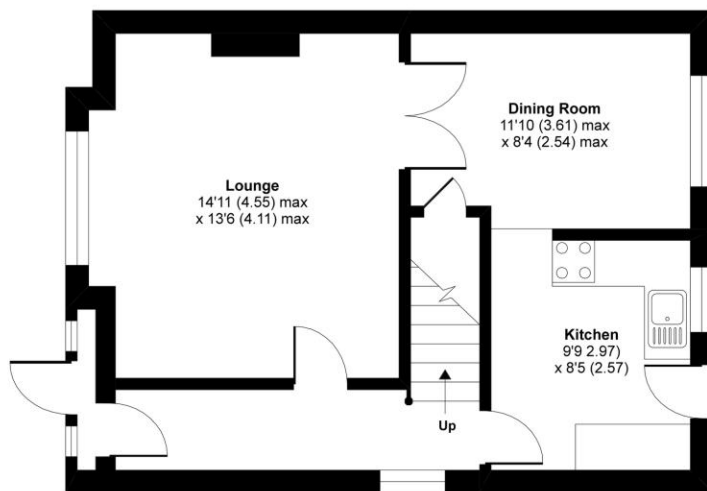
Chalky Road, Portslade, Brighton, BN41

Approximate Area = 967 sq ft / 89.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2020. Produced for Cales and Co Ltd. REF: 643492

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Agents Note: Whilst every care has been taken to prepare these 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