



6 Badger Close

East Sussex BN41 2EQ

Asking Price Of £400,000

- THREE BEDROOM SEMI-DETACHED HOME
- GOOD SIZED LIVING ACCOMODATION
- CONSERVATORY
- POPULAR AREA
- WEST FACING REAR GARDEN
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING
- GARAGE

Whitlock & Heaps are delighted to present to market this three-bedroom semi-detached family home nestled in this sought after close. The house benefits from sea views, spacious living area, a good size fenced west facing rear garden, off road parking for two cars and a garage.

Bus routes operate locally allowing easy public transport access into the city centre and beyond. You are a short walk away from local shops on Mill Lane and Graham Avenue. There is the local West Hove Sainsburys which is a short drive away, benefitting from the petrol station located there. The A27 slip road is close by making commutes out of the city easy to do.

ENTRANCE HALL Electrics, radiator.

KITCHEN Incorporating single bowl sink unit with mixer tap and drainer, wooden work surfaces with cupboards below and matching eye-level cupboards above, kitchen island unit, 4-ring gas hob with oven below and extractive above, space for washing machine, dishwasher and fridge/freezer, cupboard housing 'Vaillant' gas boiler, UPVC double glazed windows, understairs cupboard with plumbing, radiator, doors to Conservatory.

LIVING ROOM UPVC double glazed windows, radiator, thermostat control unit.

CONSERVATORY UPVC double glazed dual aspect windows, door to garden, electrics.

FIRST FLOOR

LANDING Hatch to loft. Doors to all rooms.

BEDROOM 1 Fitted wardrobes, UPVC double glazed windows, radiator door to:-

EN-SUITE Half tiled walls. Step-in shower, pedestal wash-hand basin, heated towel rail, low level w.c., UPVC double glazed frosted window, extractor fan.

BEDROOM 2 Fitted wardrobes, radiator, UPVC double glazed windows overlooking garden.

BEDROOM 3 Radiator, UPVC double glazed window overlooking garden.

BATHROOM Comprising half tiled walls, white bathroom suite with bath and shower unit, pedestal wash-hand basin, fitted heated towel rail, low level w.c., UPVC double glazed frosted window.

OUTSIDE

WEST FACING REAR GARDEN Mainly laid to lawn with concreted patio area, side decked area, fenced on all three sides, access to garage.

BRICK BUILT GARAGE Up and over door, electrics.

FRONT GARDEN Mainly laid to shingle with mature bushes, garage to side with OFF ROAD PARKING for two vehicles. Gas meter box.

BADGER CLOSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
828 sq ft / 76.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE)
976 sq ft / 90.6 sq m



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