

# 60 North Road, Portslade BN41 2HB

Asking Price Of £375,000

- THREE BEDROOM FAMILY HOME
- MODERN KITCHEN
- EXTENDED LIVING ROOM
- SEPARATE UTILITY AREA AND CLOAKROOM
- WEST FACING REAR GARDEN
- RECENTLY MODERNISED
- GARAGE
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this stunning extended three bedroom terraced family home close to the Old Village. The home boasts an open plan ground floor with separate cloakroom and utility area and double doors backing onto the sunny westerly aspect rear garden with garage behind.

The property is located close to the Old Village with it's array of pubs and eateries, as well as local walks across the Downs. A short drive will take you to West Hove Sainsburys, alternatively heading West will take you to Holmbush centre with its shopping facilities and petrol station. The A27 slip road is located close by making commutes outside of the city simple, as well as buses operating locally taking you into the city centre.

**ENTRANCE** Through door to open plan ground floor kitchen and living room, downstairs w.c. and utility.

**KITCHEN** Incorporating stainless steel single bowl sink unit with mixer tap and drainer, wooden work surfaces with cupboards and drawers below with matching eye-level cupboard, integrated dishwasher, 'Russell Hobbs' microwave with electric oven below, adjacent island with cupboards and drawers, fitted 'Beko' 4-ring electric hob with extractor above, space for fridge/freezer, ladder style radiator, UPVC double glazed window overlooking front, understairs storage housing meters.

**LIVING ROOM** Double ladder style radiator, UPVC double glazed double doors to west facing rear garden.

**CLOAKROOM** Extractor fan, vanity wash-hand basin, low level w.c.

**UTILITY ROOM** Space for washing machine and condenser dryer, extractor above, 'Ideal' combination gas-fired boiler, eye-level cupboard.

## FIRST FLOOR

**LANDING** Loft hatch, thermostat.

**BEDROOM 1** Space for interior wardrobe, double

glazed window overlooking garden, radiator.

**BEDROOM 2** Radiator, UPVC double glazed window.

**BEDROOM 3** Radiator, UPVC double glazed window.

**BATHROOM** Comprising bathroom suite with panelled bath and shower unit with 'rainfall' shower head, vanity wash-hand basin, mounted towel rail, low level w.c., frosted double glazed window.

## OUTSIDE

**REAR GARDEN** Patio front and rear, being mainly laid to lawn, side walkway to rear access and garage. Fenced on all sides. Side access.

**GARAGE** Up and over door, access on North Road.

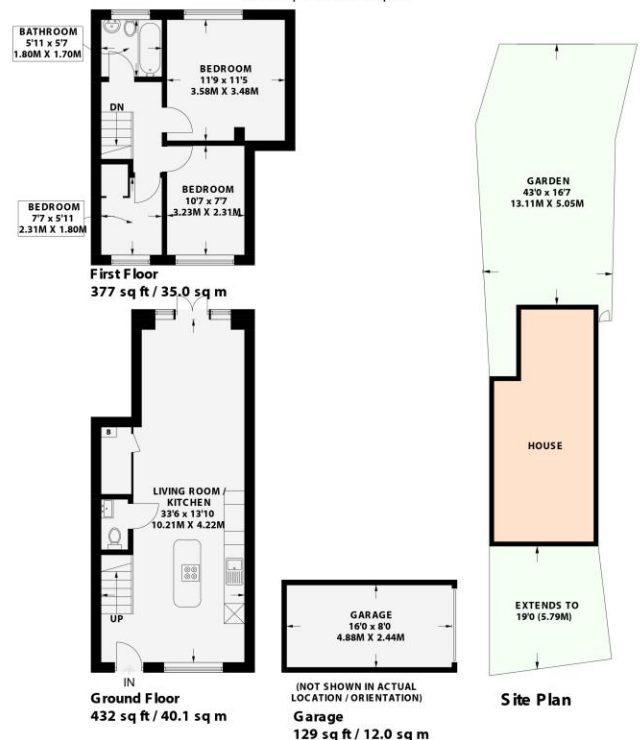
**FRONT GARDEN** Shingled entrance with low wall, side access.

## NORTH ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / INCLUDING GARAGE)  
924 sq ft / 85.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE)  
937 sq ft / 87.1 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Ceiling Height  
Hot Water Tank  
Fridge / Freezer  
Head Height Below 1.5m  
Measuring Points  
Storage Cupboard  
Fitted Wardrobe  
Garden Shortened for Display



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