



1a North Street, Portslade, East Sussex, BN41 1DH

A MODERN TERRACED HOUSE IN A POPULAR LOCATION BEING OFFERED WITH NO ONWARD CHAIN. AN IDEAL FIRST PURCHASE OR INVESTMENT

Situated off Boundary Road, between Wellington Road and St Andrews Road. Buses are available nearby, as is Portslade train station with its commuter links to London. The property is well situated for general amenities with a good range of shops, restaurants, supermarkets and cafes nearby.

- NO STAMP DUTY-FTB's
- Lounge/Kitchen
- Shower Room
- One Bedroom
- Dressing Room/Study
- NO ONWARD CHAIN

**Offers in the region of £250,000
Freehold**



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FRONT DOOR

Private uPVC front door from street , leading to

OPEN PLAN LOUNGE/KITCHEN 19'8 x 16'2 (5.99m x 4.93m)

2 x double glazed windows to front, hard wired smoke detector, cupboard housing electric meter and consumer unit, underfloor heating, recessed spotlighting, recessed under stairs storage cupboard.

KITCHEN AREA

Being fitted with modern range of base units comprising of cupboards and drawers, space and plumbing for washing machine, space for other appliance. Stainless steel single drainer sink with mixer tap, 4 plate induction hob with feature extractor over, electric fan assisted oven under.

SHOWER ROOM

Being fully tiled, recessed spotlighting, under floor heating, extractor fan, modern suite with low level W.C with concealed cistern, with built in storage cupboards over, wall hung sink with chrome mixer tap, corner shower enclosure with glazed doors, wall mounted electric shower, decorative mirror unit with glass shelf and light.

STAIRS

Spindles and handrail, leading to

FIRST FLOOR LANDING

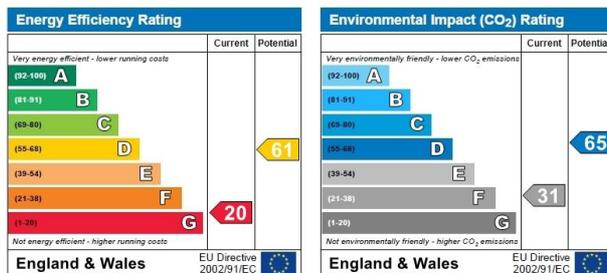
Double glazed window to front, hard wired smoke detector, ceiling light point, door to

BEDROOM 16'10 x 11'6 (5.13m x 3.51m)

2 x double glazed windows to front , recessed spot lighting, door leading to

DRESSING ROOM/STUDY 11'2 x 8'8 (3.40m x 2.64m)

Recessed spotlighting, opening 'Velux' window providing borrowed light. Separate door from landing



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.