



3 New Barn Close

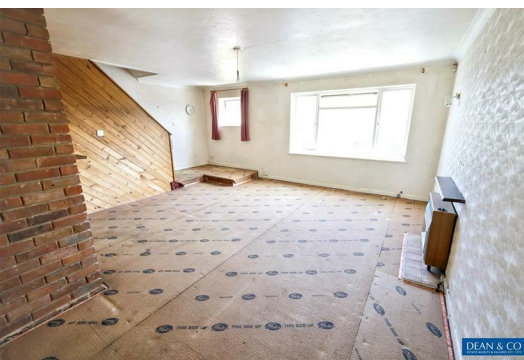
Portslade, BN41 2GQ

Offers In The Region Of £350,000



A SPACIOUS END OF TERRACE TOWN HOUSE OFFERING MUCH SCOPE AND IN NEED OF MODERNISATION.

Situated in New Barn Close, off Fox Way. Buses pass by in Fox Way providing access to Brighton and Hove City Centres and mainline stations with their commuter links to London. The property is well positioned for access to the A27/A23 within 1/4 a mile. The local Sainsburys superstore is within 1/2 a mile and local shops are available in Mill Lane. Other local amenities include doctors, dentist & Portslade Sports Centre. Leisure activities locally include a walking trail over the South Downs past the historic Foredown Tower and golf/driving range at the West Hove Golf Club. Local restaurants and pubs nearby include the popular historic Hangleton Manor, The Stags Head and St George Inn.



ENTRANCE PORCH

Outside lighting, double glazed front door opening into:

ENTRANCE HALLWAY

Three light points, built-in storage cupboard also housing electric meter and fuse board, radiator, understairs storage space, recessed storage cupboard, door to integral garage.

STAIRS

From Entrance hall, leading to first floor landing.

LOUNGE 15'7 x 14'0 (4.75m x 4.27m)

Easterly aspect with two double glazed windows to front offering extensive views towards Hangleton and The South Downs, ceiling light point, gas fire (untested), wall light point, T.V. aerial point, opening to rear of room to:

KITCHEN/DINER 18'8 x 11'0 (5.69m x 3.35m)

Westerly aspect with double glazed window looking onto rear garden, double glazed sliding patio door providing access to garden, coved ceiling, radiator. Fitted range of dated eye level and base units comprising of cupboards and drawers, one and a half bowl sink and drainer unit with mixer tap, built in four burner gas hob, electric oven and grill with storage over and under, corner display shelving, recessed storage space, tiled splashbacks.

STAIRS

Located to side of lounge area, leading to:

SECOND FLOOR LANDING

Hatch to loft space, ceiling light point, coved ceiling. Airing cupboard housing lagged cylinder and slatted shelving.

BEDROOM ONE 14'8 x 9'10 (4.47m x 3.00m)

Westerly aspect to the rear of the property, double glazed window overlooking rear garden, coved ceiling, ceiling light point, dado rail, radiator, vanity unit with inset sink and hot and cold taps, storage cupboard under, built-in shower room (in need of full repair), shower tray, tiled surround, W.C. cistern (no basin), light point, extractor fan.

BEDROOM TWO 13'5 x 9'9 (4.09m x 2.97m)

Easterly aspect with double glazed window to front offer excellent views to the South Downs, radiator, coved ceiling and light point, built in double wardrobe with hanging space and shelving.

BEDROOM THREE 8'6 x 8'2 (2.59m x 2.49m)

Easterly aspect with double glazed window to front offer excellent views to the South Downs, coved ceiling and light point, radiator, recessed built in storage area.

BATHROOM 8'4 x 7'0 (2.54m x 2.13m)

Double glazed window, ceiling light point, dated suite comprising low level, pedestal wash basin with hot and cold taps, panelled bath with hot and cold taps, part tiled walls.

OUTSIDE

FORMAL FRONT GARDEN

PRVIATE DRIVEWAY & PARKING

Providing off street parking for several cars.

GARAGE 17'3 x 12'4 (5.26m x 3.76m)

Integral garage with up and over door, power and light points, built-in storage, wall mounted 'Potterton' gas central heating boiler (untested), wall mounted digital control panel for heating and hot water, wall mounted gas meter.

REAR GARDEN

Westerly aspect, laid to paved patio, outside light and water tap, side return and raised bank section of garden with numerous trees and shrubs.

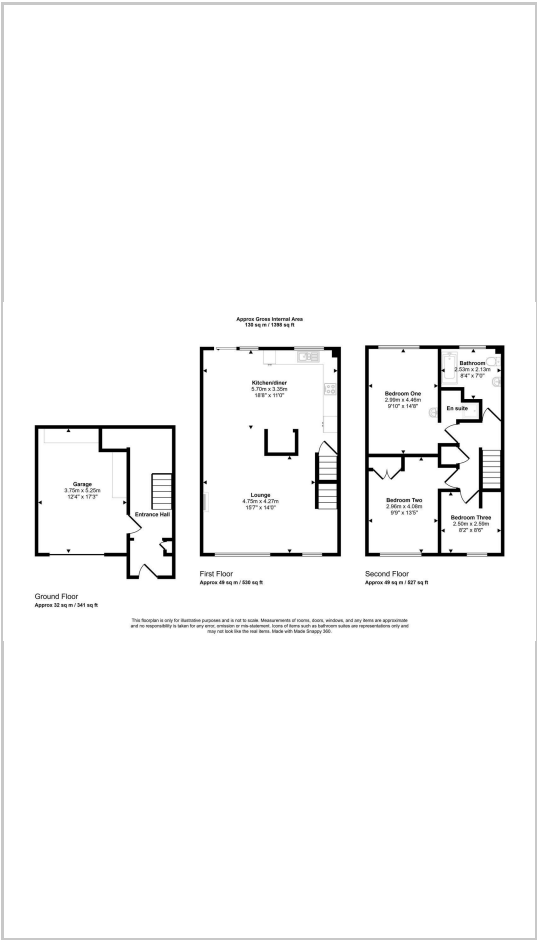
COUNCIL TAX

Band D

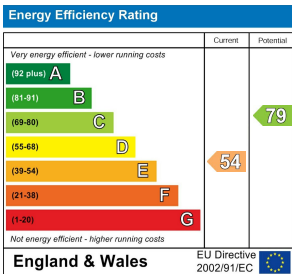
Area Map



Floor Plans



Energy Efficiency Graph



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