

Freehold £415,000

Swallows Rise, Portslade, Brighton BN41 2AJ



- Two Storey, Semi Detached House
- Spacious Kitchen with Bay Window
- Very Good Energy Efficiency Rating
- Impressive View
- Approx. 1070 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- West/South-West Facing Rear Garden
- Driveway Parking Space

## GENERAL DESCRIPTION

A key selling point of this recently-constructed, semi-detached property is the split-level, west/south-west-facing rear garden which provides an impressive view across the nearby valley to Southwick Hill. Internal features include an attractive kitchen with integrated appliances and large bay window and a full-width reception room with patio doors. On the first floor is a main bedroom with built-in wardrobe and en-suite shower room plus a good-sized second bedroom, a smaller third double bedroom and a naturally-lit bathroom. There is also a ground-floor cloakroom/WC and a storage/utility cupboard in the entrance hallway. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Portslade Sports Centre is within comfortable walking distance, Holmbush Shopping Centre only a short drive away and Portslade Railway Station can be easily reached by bus or bike. The house comes with a driveway parking space.

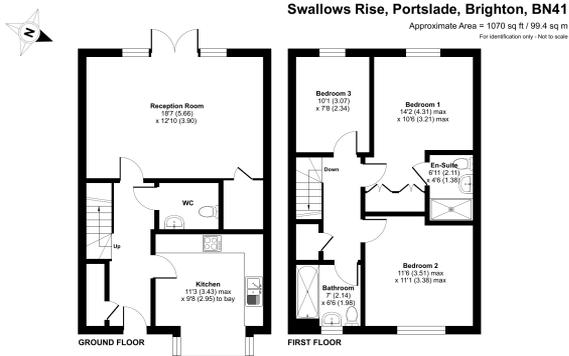
**Tenure:** Freehold.

**Estate Charge:** £27.20 per month (subject to annual review).

**Council Tax:** Band D, Brighton & Hove City Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Plan also produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 15/05/2023. Produced for Urban Moves. Ref: 131004

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

11' 3" max. x 9' 8" to bay (3.43m x 2.95m)

#### W.C.

#### Reception Room

18' 7" x 12' 10" (5.66m x 3.91m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

14' 2" max. x 10' 6" max. (4.32m x 3.20m)

#### En-Suite Shower Room

6' 11" x 4' 6" (2.11m x 1.37m)

#### Bedroom 2

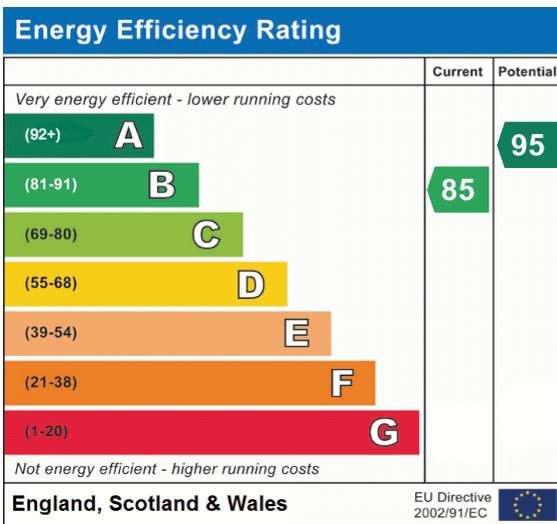
11' 6" max. x 11' 1" (3.51m x 3.38m)

#### Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)

#### Bathroom

7' 0" max. x 6' 6" max. (2.13m x 1.98m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.