



45 FOREDOWN DRIVE PORTSLADE, BN41 2BD

FREEHOLD

Fantastic semi-detached house with off street parking, garage and a good sized rear garden. This lovely property benefits from a ground floor extension and immaculately presented accommodation comprising; three bedrooms, lounge, excellent sized dining room, separate kitchen, bathroom, WC, cloakroom and a garage. The good sized rooms along with plenty of natural light combine to create a real sense of space throughout. There is also further potential to extend into the loft (subject to consent).

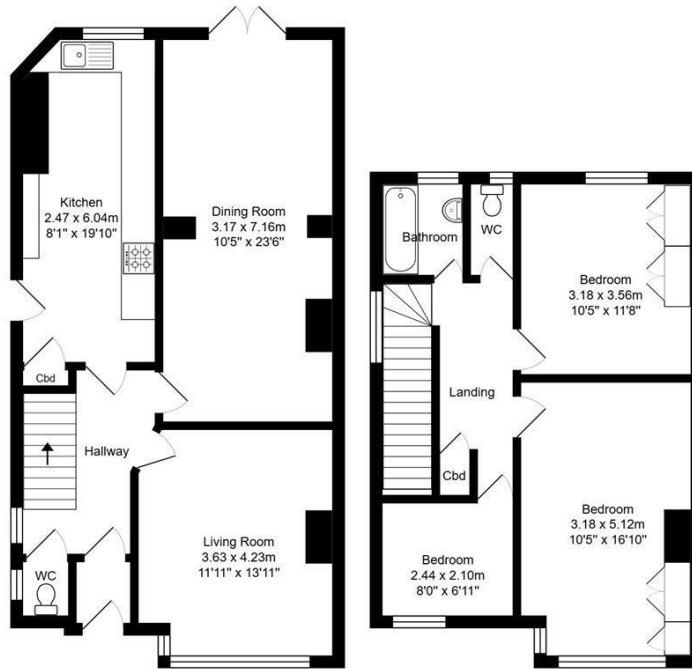
This popular location is close to local amenities, parks and popular schools in the area. There is easy access onto to the A27/ A23 along with bus services passing close by and Portslade Mainline Station offers regular and direct links to London.

Nicholas
James

SALES LETTINGS AUCTIONS







45 Foredown Drive
 Total Area: 113.6 m² ... 1223 ft²
 All measurements are approximate and for display purposes only.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

**Nicholas
 James**

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