

2 Badger Close

Portslade BN41 2EQ

Guide Price £500,000 - £550,000

Freehold

- DETACHED FAMILY HOME
- CORNER OF A QUIET CUL-DE-SAC
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM

- FAR REACHING VIEWS
- LIVING/DINING ROOM
- CONSERVATORY
- PRIVATE DRIVE

A well presented detached family home nestled in the corner of a quiet cul-de-sac, offering versatile five-bedroom accommodation, ideally suited to modern family living and available with no onward chain.

Arranged over two floors, the property provides spacious and flexible accommodation throughout. To the first floor there are four well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room, together with a family bathroom serving the remaining bedrooms. On the ground floor, a bright and spacious through living/dining room creates an ideal environment for both everyday living and entertaining, leading through to the kitchen and a pleasant conservatory overlooking the rear garden. The fifth bedroom adds further versatility and could be used as a guest room, study or home office depending on individual requirements.

Externally, the property benefits from a private driveway providing off road parking with a view of the fields, along with a west facing rear garden which enjoys a sunny aspect and offers an ideal space for outdoor relaxation.

The property is situated in a convenient and well connected location with easy access to the A23 and A27, making it ideal for commuters. Local amenities are close at hand including a Sainsbury's supermarket, and Portslade mainline station is within easy reach, providing direct links to Brighton, London and surrounding areas.

ENTRANCE HALL

CLOAKROOM Pedestal wash hand basin, low level w.c.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, eye level wall cupboards, four ring gas hob with concealed extractor over, oven, eye level wall cupboards, double glazed window, appliance space, ' Worcester' gas fired boiler, radiator, door to conservatory.

LIVING/DINING ROOM Double glazed window, two radiators, stairs to first floor, sliding door to conservatory.

CONSERVATORY Double glazed windows, tiled floor, door to garden.

BEDROOM 5 Fitted wardrobe, double glazed window, radiator.

FIRST FLOOR

LANDING Hatch to loft space, fitted cupboard, radiator.

BEDROOM 1 Fitted wardrobe, double glazed window, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, double glazed window, radiator.

BEDROOM 2 Fitted wardrobe, double glazed window, radiator.

BEDROOM 3 Fitted wardrobe, double glazed window, radiator.

BEDROOM 4 Double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed window.

OUTSIDE

PRIVATE DRIVE

WEST FACING REAR GARDEN Paved Garden.

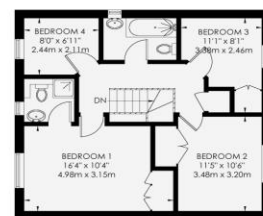
Council Tax Band E (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

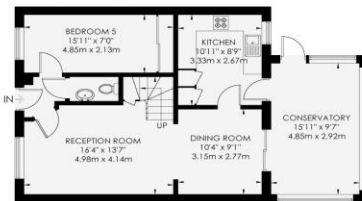
BADGER CLOSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
121.8 sq m / 1310 sq ft



First Floor
55.1 sq m / 593 sq ft



Ground Floor
66.7 sq m / 717 sq ft



Floor plan for illustration and information purposes only. Not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All the plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard (IPIS).

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- Missing Points
- Storage Cupboard
- W Fitted Wardrobes
- G Garden Strenuous for Disability
- CH
- T
- FF
-
- Ceiling height
- Hot Water Tank
- Integrated Fridge / Freezer
- Head Height Below 1.0m
- Boiler



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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