



5 North Lane, Portslade, Brighton, BN41 2HF

Spencer
& Leigh

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Brighton, BN41 2HF

Guide Price £375,000 - £400,000 Freehold

- Two Double Bedroom Semi-Detached Bungalow
- Favoured Westerly Aspect
- No Onward Chain
- Potential to Convert STNC
- Zonal Underfloor Heating
- Solid Oak Floors
- Luxury Full Bathroom
- Garage with Electric Up and Over Roller Door
- Moments from Portslade Old Village
- Exclusive to Spencer & Leigh

GUIDE PRICE £375,000 - £400,000

Delightfully positioned on the corner of North Road and North Lane is this Semi-Detached Bungalow, offered for Sale in excellent decorative order whilst further potential is abundant should one want to extend or convert STNC. Boasting a favoured Westerly-facing Rear Garden, Great access due to the gentle sloping to the front entrance, plus rear Vehicle access, with the icing on the Cake being the property is Sold with No-Onward Chain!

The current owners have renovated to a high standard adding Zonal underfloor heating & Solid Oak floors to the majority of the rooms and moving of a wall in the Full Bathroom to further add to the Luxury feel. Both Bedrooms are considered good-sized Doubles and the bay-fronted lounge is bright and airy with a lovely view over the rear Garden.

Other points worthy of a mention are additional private parking or additional storage at the rear by way of Garage with Electric up and over Door. The whole property has been both Re-Wired and Re-Plumbed and the Combination Boiler still being under the original Warranty period!

In our opinion, early viewing is essential to appreciate all this delightful bungalow close to Portslade Old Village has to offer, call Spencer & Leigh today to arrange your Viewing Appointment!



North Lane is in the heart of Portslade with access to a host of amenities in Valley Road and what are considered to be good schools catering for all ages. The Holmbush shopping centre with M&S, Next and Tesco Superstore are a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance
Entrance Hallway

Lounge
12'9 x 12'1

Kitchen
10'5 x 9'2

Bedroom
13'11 x 11'9

Bedroom
10'11 x 10'5

Family Bath/Shower Room

OUTSIDE

Rear Garden

Garage
18'6 x 8'10

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and un-restricted on street parking

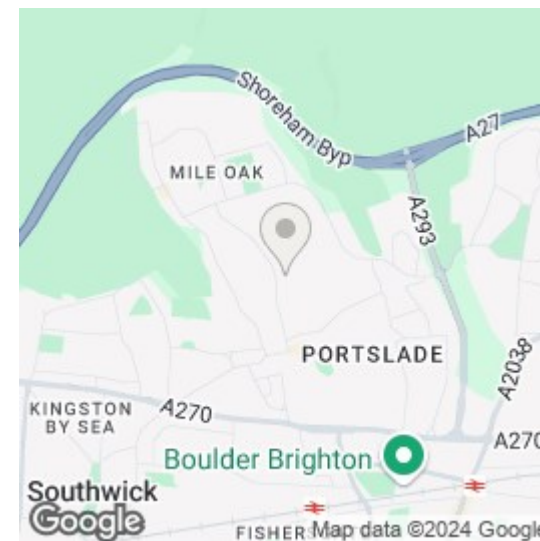
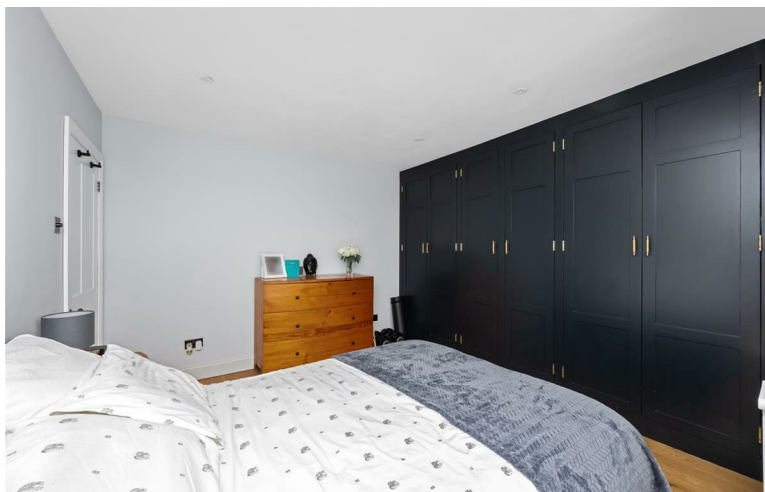
Broadband: Standard 7Mbps, Superfast 70Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

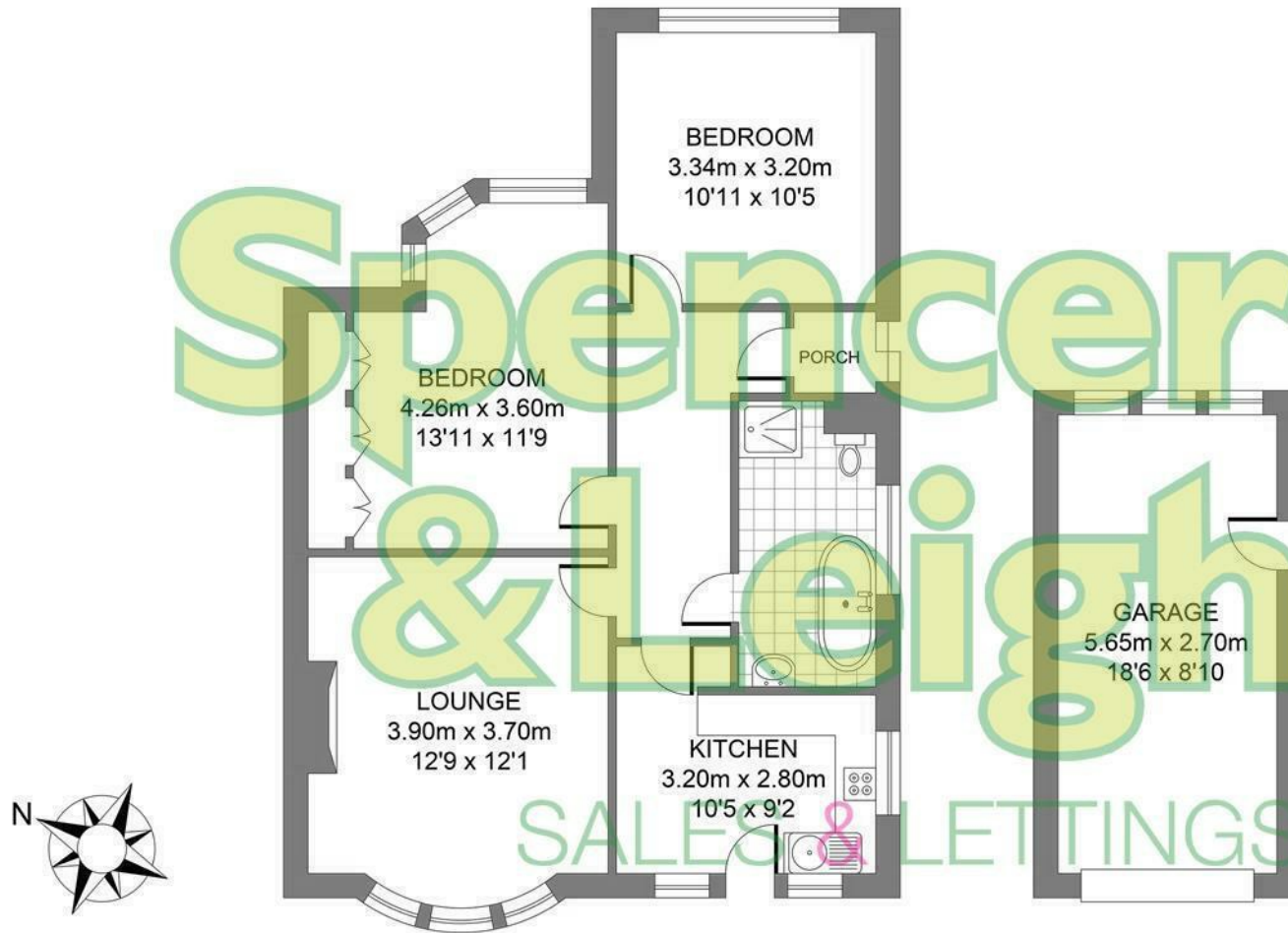
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GROUND FLOOR

Approximate Gross Internal Area
63.13 sq m / 679.52 sq ft

GARAGE

Approximate Gross Internal Area
15.26 sq m / 164.25 sq ft



NORTH LANE

Total Area : $78.39\text{m}^2 = 843.78\text{ft}^2$