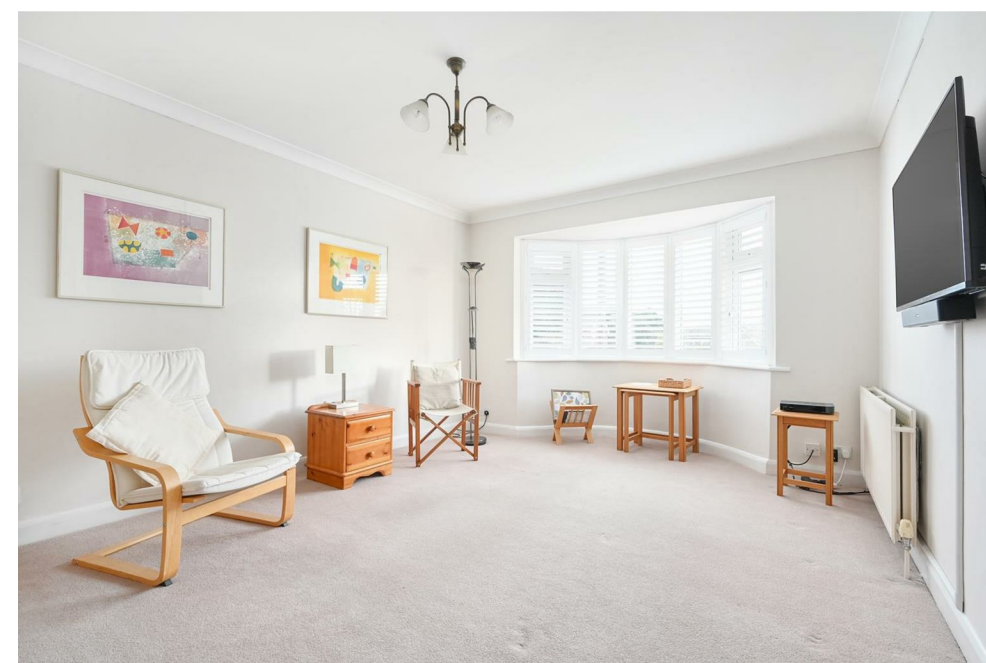




Mile Oak Road, Portslade, East Sussex BN41 2PF
£400,000 Freehold



- Detached Bungalow
- Two Double Bedrooms
- 18 ft Lounge
- 16 ft Kitchen/Dining Room
- Conservatory
- Corner Plot Gardens
- Garage & Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This well presented DETACHED BUNGALOW is set in a CORNER PLOT and located close to Portslade Village Centre. TWO DOUBLE BEDROOMS, 18 FT LOUNGE conservatory, 16 FT KITCHEN/DINING ROOM, bathroom, separate wc, gardens on three sides, GARAGE & PRIVATE DRIVE, gas central heating, upvc double glazing

PORCH

Double glazed, double doors, tiled floor, front door to

ENTRANCE HALL

inset downlighters, smoke detector, coved ceiling, picture rail, wall mounted central heating thermostat control, laminate wood flooring, radiator, wall mounted handrail, loft access via a retractable loft ladder

LOUNGE

18'1 x 12' (5.51m x 3.66m)

radiator with thermostatic valve, t.v aerial point, telephone point, two built in book shelves and storage cupboards into chimney recess, feature tiled fireplace, coving, double glazed bay window overlooking front garden with fitted shutters

KITCHEN/DINING ROOM

16'1 x 9'7 (4.90m x 2.92m)

fitted with matching units and comprising of a 1 1/2 inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET NEFF FOUR RING GAS HOB WITH EXTRACTOR CANOPY OVER, BUILT IN NEFF ELECTRIC OVEN, FURTHER ELECTRIC OVEN/MICROWAVE, INETGREAT DISHWASHER, INTERGREATED FRIDGE FREEZER, space and plumbing for washing machine, space for table, radiator, cupboard housing Worcester gas boiler, airing cupboard housing tank and linen shelves, telephone point, triple aspect upvc double glazed windows, upvc double glazed door to the garden

BEDROOM ONE

13'11 x 10'11 (4.24m x 3.33m)

coved ceiling, radiator with thermostatic valve, extensive built in range of wardrobes providing hanging space and shelving. upvc double glazed bay window with fitted shutters

BEDROOM TWO

10'9 x 9'11 (3.28m x 3.02m)

coved ceiling, laminate wood flooring, feature contemporary radiator with thermostatic valve, build in office furniture, built in wardrobes providing hanging space and storage cupboards over. upvc double glazed window and upvc double glazed door to

CONSERVATORY

10'5 x 8'11 (3.18m x 2.72m)

power and light points, two wall light points, tiled flooring, radiator with thermostatic valve, fitted blinds, glazed roof with electric open roof vent, upvc double glazed windows and upvc double glazed doors to the garden

SHOWER ROOM

comprising of a corner shower cubicle with glass doors, wash hand basin with cupboard under, ladder style heated towel rail, extractor fan, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, frosted upvc double glazed window

FRONT & SIDE GARDEN

double opening gates leading to cobbled patio and pathway, lawn, flint wall, well stocked shrub borders, gate leading to side garden with lawn, flint wall, well stocked tree and shrub borders, pathway, outside water tap, Gate to private driveway.

WEST FACING REAR GARDEN

outside lighting, cobblestone path, courtyard style cobblestone patio with well stocked shrub surround, arbour seat, separate bench.

PRIVATE DRIVE

block paved, providing additional parking and leading to

DETACHED GARAGE

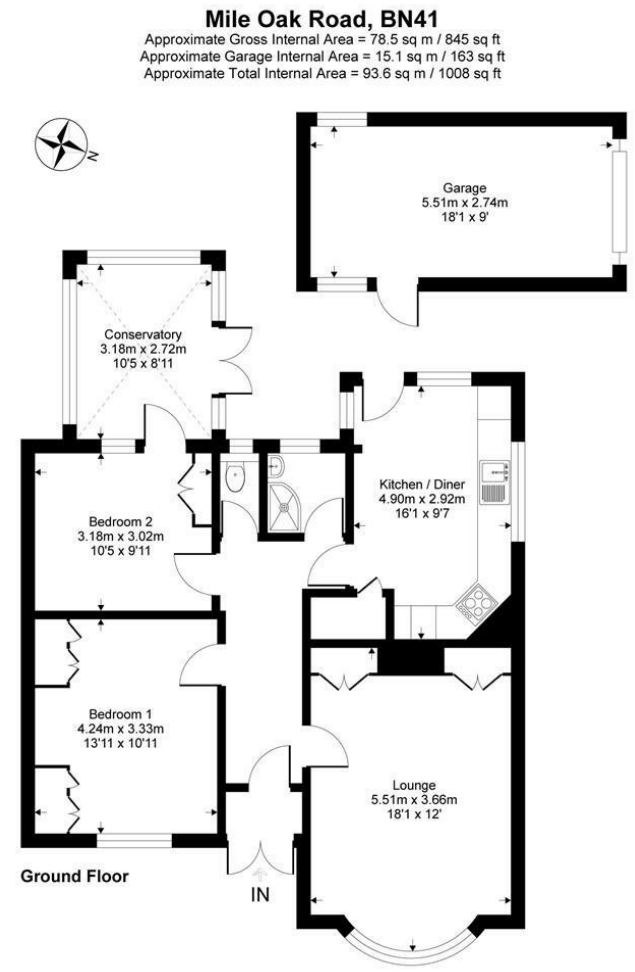
18'1 x 9' (5.51m x 2.74m)

electronic up and over door, power and light point, pitched roof, double glazed service door to garden.

THE LOCATION

located close to the village centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive.

Council Tax Band C



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green