

Newtimber Drive, Portslade, East Sussex BN41 2LU
Offers In Excess Of £300,000 Freehold



- Semi Detached Bungalow
- Two Bedrooms
- Kitchen with Appliances
- Bathroom
- Front & Rear Gardens
- Quiet & Sought After Area
- Potential to Extend

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This attractive semi detached bungalow is located in a quiet and sought after area. TWO BEDROOMS, lounge, kitchen with appliances, bathroom, upvc double glazing, gas central heating, front and rear gardens, potential to extend. Some improvement required

ENCLOSED PORCH

Approached via double glazed front door, wooden internal front door with glazed inserts leading to

ENTRANCE HALL

Stripped wood floorboards, radiator, access to roof space via loft hatch, internal wood doors to

LOUNGE

13'8 x 10'2 (4.17m x 3.10m)

Upvc double glazed window, stripped wood floorboards, tiled fireplace, radiator

KITCHEN

8'4 x 7'11 (2.54m x 2.41m)

comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN GAS OVEN, space for fridge freezer, wall mounted boiler with adjacent timer and controls, part tiled walls, wood effect laminate flooring, radiator, double glazed window with patterned glass, frosted upvc double glazed rear door to garden.

BEDROOM ONE

13'3 x 10'2 (4.04m x 3.10m)

Upvc double glazed window over looking rear garden, radiator, stripped wood floorboards, fireplace.

BEDROOM TWO

8'5 x 7'3 (2.57m x 2.21m)

Upvc double glazed window, wood effect laminate flooring, radiator.

BATHROOM

a white suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, heated towel rail, frosted upvc double glazed window

FRONT GARDEN

Low maintenance design finished with blue slate chippings and low level retaining wall. NB: potential for off road parking

REAR GARDEN

Decking adjacent to the property, area of lawn, flower and shrub beds, side access, fenced on all sides

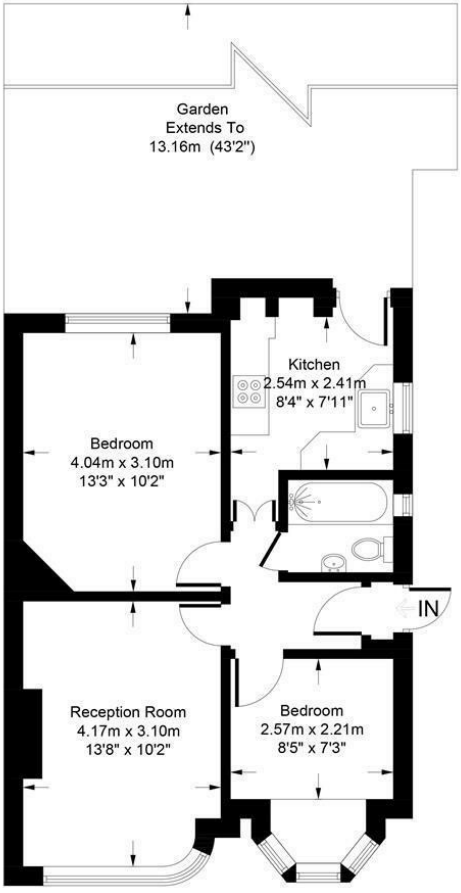
THE LOCATION

In a quiet and sought after area, with easy access to Portslade 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



Newtimber Drive, BN41
Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



Ground Floor

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 mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green