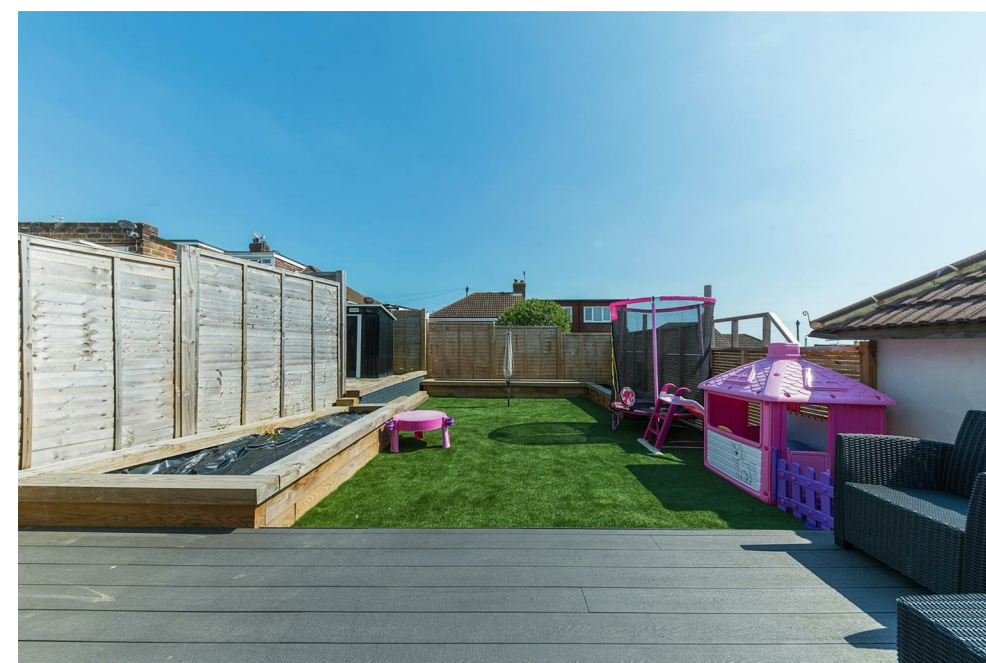


North Lane, Portslade, Sussex BN41 2HH
£340,000 Freehold

- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Re fitted Kitchen
- Re fitted Bathroom & Separate wc
- Re modelled Garden
- Off Road Parking
- Updated Throughout



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This DETACHED BUNGALOW has been COMPREHENSIVELY UPDATED by the current owners and is offered for sale in excellent order throughout. TWO DOUBLE BEDROOMS, lounge, RE FITTED KITCHEN & BATHROOM, separate wc, gas central heating, upvc double glazing, OFF ROAD PARKING, quiet and convenient location, RE MODELLED GARDEN

COVERED PORCH

frosted upvc double glazed front door to

ENTRANCE HALL

radiator, inset down lighters, laminate flooring, loft access, doors to

LOUNGE

12'4 x 10'6 (3.76m x 3.20m)

radiator, laminate flooring, cable tv point, sliding upvc double glazed door to the garden

RE FITTED KITCHEN/BREAKFAST ROOM

12'9 x 8' (3.89m x 2.44m)

fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, a range of base and eye level units including a built in wine cooler, space and plumbing for a washing machine, space for fridge a freezer in the recess, space for a table, tiled floor, inset downlighters, dual aspect upvc double glazed windows

BEDROOM ONE

12'8 x 10'11 (3.86m x 3.33m)

radiator, laminate flooring, dimmer switch, upvc double glazed window

BEDROOM TWO

10'4 x 9'7 (3.15m x 2.92m)

radiator, laminate flooring, upvc double glazed window

BATHROOM

a modern suite comprising of a panelled bath with a separate overhead shower and glass shower screen, wash hand basin with cupboard under, built in shelved cupboard, tiled walls, frosted upvc double glazed window

SEPARATE WC

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

SOUTH FACING REAR GARDEN

re modelled, with composite decking adjacent to the bungalow, raised flower beds, an area of artificial grass, further raised area of hardstanding with a garden shed (NB POTENTIAL FOR A GARAGE), outside tap, side access, outside electric point, fenced on all sides

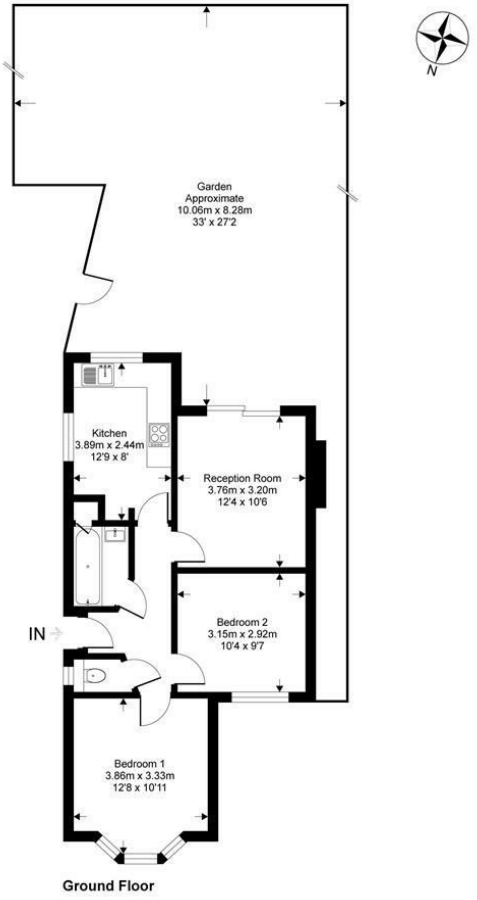
THE LOCATION

in the corner of a quiet no through road, yet very convenient for the local shops and amenities 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



North Lane, BN41
Approximate Gross Internal Area = 55 sq m / 591 sq ft



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