



**Hillside, Portslade, BN41 2DG**  
**Guide Price £450,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- Sought After Location
- Three Bedrooms
- Private Drive & Garage
- Good Sized Rear Garden
- Potential For Improvement
- Upvc Double Glazing
- Chain free

A traditional semi detached bungalow located In a much sought after location off Benfield Way within a short stroll to local shops, bakery and post office at Mill Lane. Internally the property enjoys bright & airy rooms including three bedrooms and spacious lounge overlooking the rear garden. Additional features include, upvc double glazing, lovely mature rear garden, private drive & garage and plenty of scope for improvement and enlargement. Chain fee.

**Entrance Porch**

Approached via upvc double glazed front door, tiled flooring, original port hole window with patterned glass, front door to:

**Entrance Hall**

Access to large roof space via loft hatch, radiator, central heating room thermostat, built in double store cupboard, doors to:

**Lounge**

Upvc double glazed window overlooking rear garden, built in display shelving, radiator, fireplace.

**Kitchen**

Double aspect upvc double glazed windows, fitted wall & base units with matching drawers, pantry cupboard, working surfaces with inset double bowl sink unit & drainer, part tiled walls, Potterton floor standing gas boiler with adjacent timer & controls, space for gas cooker, extractor fan, space & plumbing for washing machine, radiator, upvc double glazed door opening onto rear terrace and garden

**Bedroom One**

Upvc double glazed window, triple built in wardrobe range, radiator.

**Bedroom Two**

Upvc double glazed window, radiator.

**Bedroom Three**

Double aspect upvc double glazed windows, radiator.

**Sep Wc**

Upvc double glazed window with patterned glass, low level WC.

**Bathroom**

Upvc double glazed window with patterned glass, radiator, airing cupboard housing hot water cylinder, pedestal wash hand basin, fitted bathroom cabinet, wall mounted electric fan heater, panel enclosed bath with triton electric thermostatic shower over.

**Front Garden**

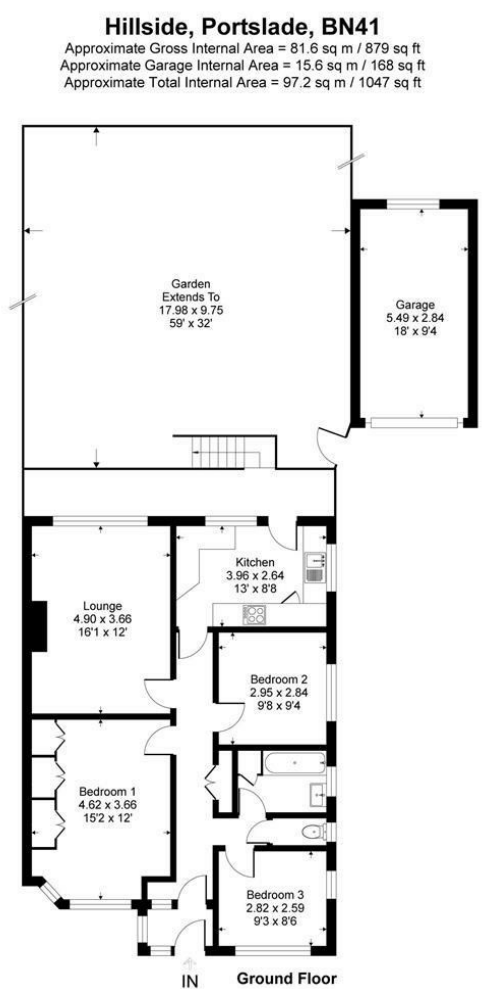
Mainly laid to lawn bordered by flower beds and low level brick retaining wall.

**Rear Garden**

Raised paved terrace adjacent to rear of property with steps leading down to remainder of the garden which is mainly laid to lawn, well stocked with mature shrubs, plants and trees, two timber garden sheds, outside tap, enclosed by timber panel fencing and gated side access to:

**Garage**

Approached via private drive, equipped with power and replacement up & over metal door.



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