



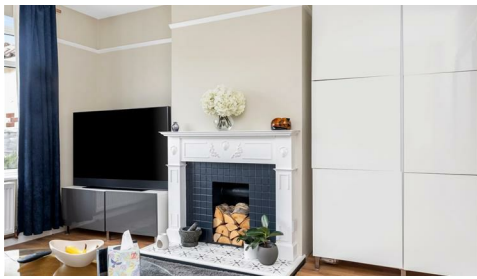
5 North Lane Portslade BN41 2HF

PRICE GUIDE £375,000 TO £400,000 FREEHOLD

We are very pleased to offer for sale this fantastically presented, well laid out, semi-detached bungalow with countless benefits including a garage, a west facing rear garden, some fantastic built in storage, located close to amenities within walking distance of Portslade's historic Old Village.



Price Guide £375,000 Freehold



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over a single level, the accommodation within, briefly comprises: 2 GOOD SIZED DOUBLE BEDROOMS, A FANTASTIC LUXURY BATHROOM, A WEST FACING LOUNGE AND A SEPARATE KITCHEN.

In terms of outside space, there is a good sized front garden, a sizeable WEST FACING REAR GARDEN complete with GARAGE that provides either covered off street parking or useful storage. The property is considered to be in EXCELLENT DECORATIVE ORDER THROUGHOUT including underfloor heating in most rooms and greatly benefits from its location and interior.

- EXTREMELY WELL PRESENTED AND WELL LAID OUT SEMI DETACHED BUNGALOW
- 2 GOOD SIZED DOUBLE BEDROOMS
- FABULOUS LUXURY BATHROOM WITH BATH AND SHOWER (Underfloor heating)
- WELL EQUIPPED MODERN KITCHEN (New boiler 2020 with 10 year warranty)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(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	



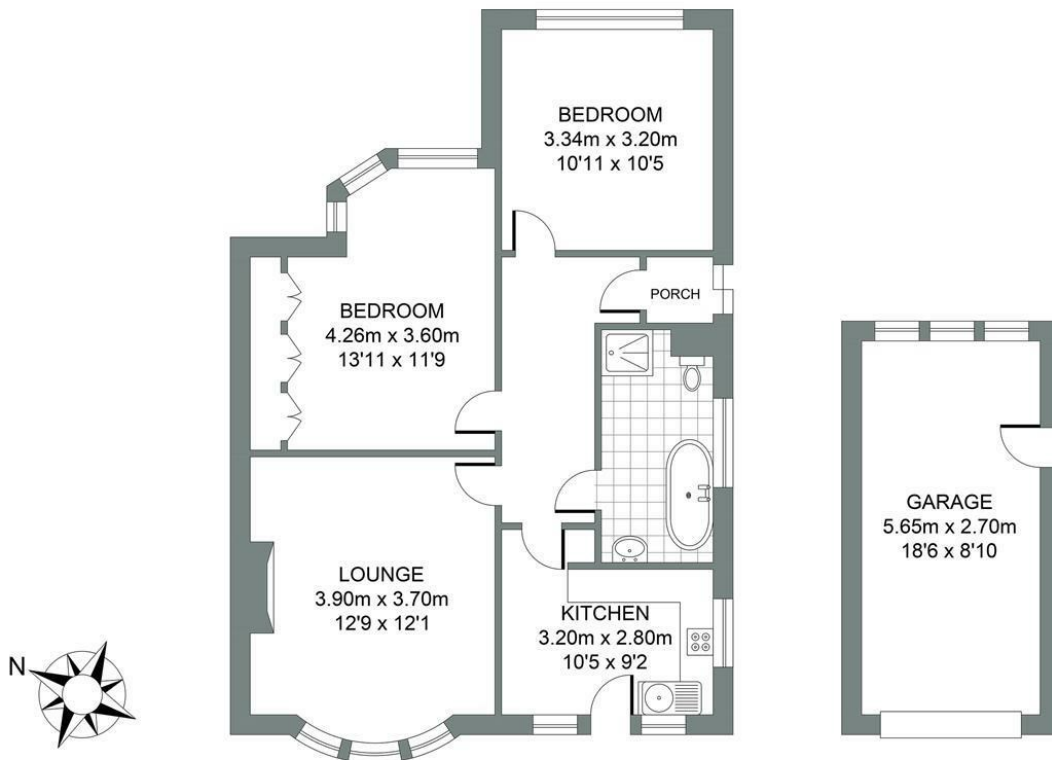
Floor plans

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 : 78.39m² = 843.78ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
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