

## 5 Newtimber Drive

Brighton BN41 2LU

Offers In Excess Of £400,000

- IMMACULATELY PRESENTED
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM

- CONTEMPORARY KITCHEN
- DOUBLE ASPECT LIVING ROOM
- SOUTH/WEST FACING GARDEN
- FRONT GARDEN

Whitlock and Heaps are pleased to bring to market this two double bedroom detached bungalow being presented in excellent order throughout with a modern kitchen and bathroom. A particular feature is the double aspect living/dining room with French doors leading onto the South/West facing rear garden. Located in a quiet residential area, the local shops amenities of Lower Drive and Portslade Old Village are only a short walk away. Nearby West Hove offers a mix of independent and high street shops and larger superstores such as Sainsbury's, Tesco and Marks and Spencer are within easy reach. Shops, bars and cafes there's plenty more to be found on Boundary Road along with Portslade train station with its convenient mainline links. Commuters can also quickly reach both the A27 and A270 Old Shoreham Road.

**ENTRANCE HALL** Fitted cupboard with shelving, radiator, hatch with pull down ladder to loft space.

**KITCHEN** Double aspect with UPVC double glazed window overlooking the garden. Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with range of cupboards and drawers under, matching eye level wall cupboards, five gas ring 'Rangemaster' cooker with extractor over, appliance space, velux window.

**LIVING/DINING ROOM** Double aspect with UPVC double glazed windows and French doors leading to the garden, two radiators.

**BEDROOM 1** UPVC triple glazed window, radiator.

**BEDROOM 2** UPVC triple glazed window, radiator.

**BATHROOM** Modern white suite comprising tiled panelled bath, separate walk in shower, wash hand basin with drawers under, low level w.c, heated ladder style towel rail, UPVC double glazed window, tiled walls and floor.

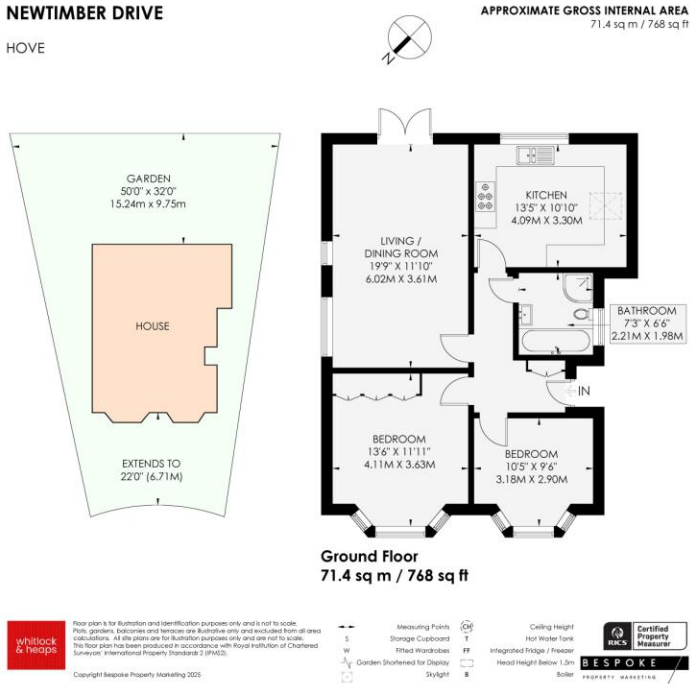
**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN** South/Westerly aspect with decked area leading to section of lawn and patio. Outside tap and power.

**Freehold**

**Council Tax Band D** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).  
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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