



North Lane | Portslade | BN41 2HG
£310,000





We are delighted to offer for sale this spacious two double bedroom semi detached bungalow with potential to extend (stnpc) situated in this popular Portslade location



Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- Large Feature Rear Garden
- Scope To Extend (Stnpc)
- Spacious Lounge
- Dual Aspect Kitchen
- Gas Central Heating
- Pvcu Double Glazing
- No Onward Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

INTERNAL PORCH Comprising single light fitting, single glazed wooden door through to:-

ENTRANCE HALL Comprising radiator, cupboard housing electric meter, loft hatch access, wall mounted heating control panel.

LOUNGE North/East aspect. Comprising pvcu double glazed bay window, fireplace with inset electric fire and having a gas point, radiator, single light fitting.

KITCHEN North and East aspect. Comprising vinyl flooring, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset stainless steel sink unit, space and provision for washing machine and dishwasher, space for fridge/freezer, space for cooker, pvcu double glazed window, pvcu double glazed door onto feature rear garden.

SHOWER ROOM North aspect. Comprising obscured glass pvcu double glazed window, walk in shower cubicle with electric shower, heated towel rail, pedestal hand wash basin, cupboard with slatted shelving.

SEPARATE WC North aspect. Comprising vinyl flooring, part tiled walls, obscured glass pvcu double glazed window, single light fitting.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, single light fitting, radiator.

BEDROOM ONE North/West aspect. Comprising pvcu double glazed window, single light fitting, radiator.

EXTERNAL

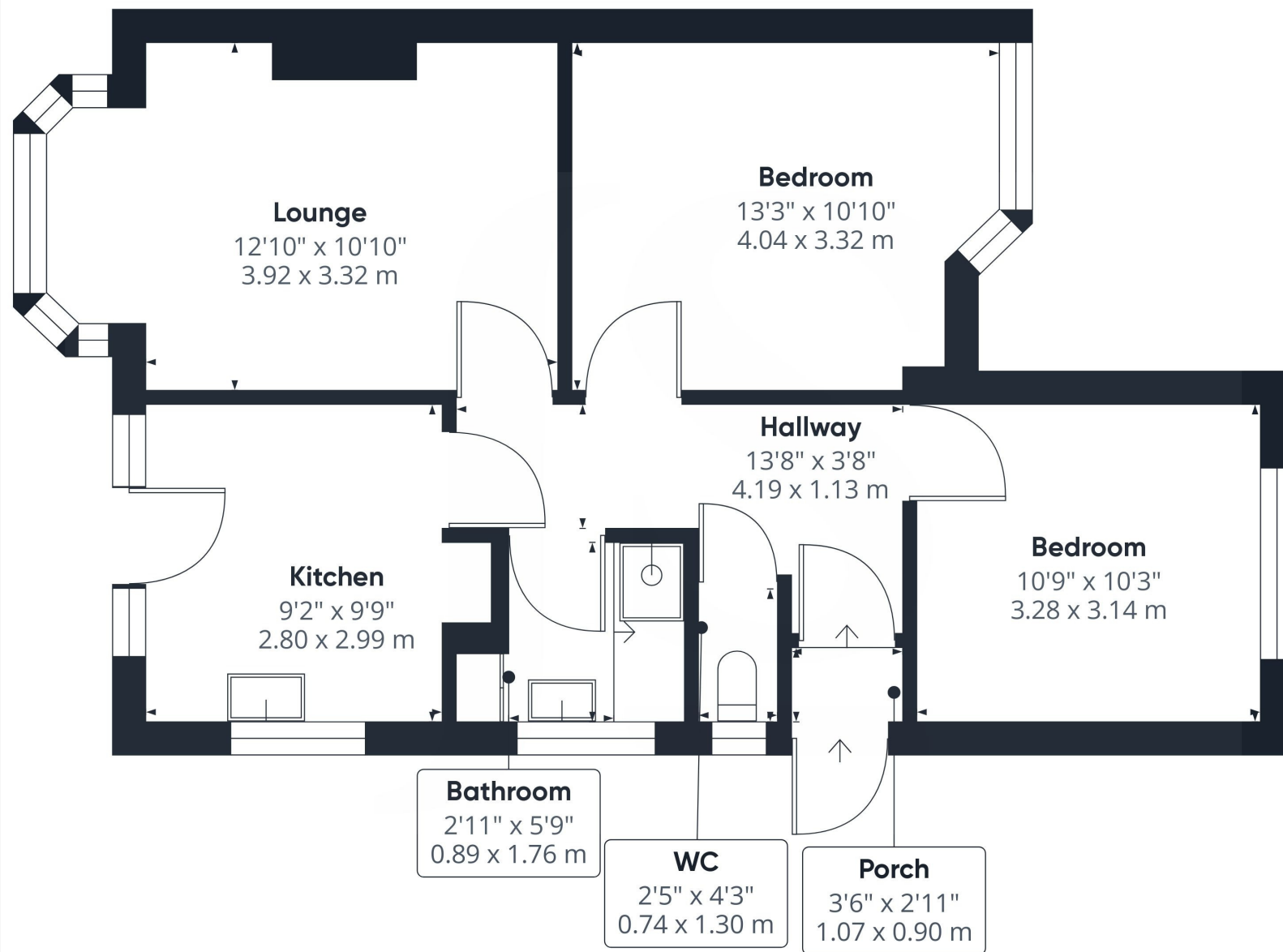
FRONT GARDEN Mainly laid to lawn having various shrubs and bushes, being wall enclosed

FEATURE REAR GARDEN Stepping out onto patio area with steps onto large lawned area with various tree, shrub and plant borders, side access, greenhouse, outside tap.

LOCATION

Situated just North of Portslade Village having a nearby shopping parade, along with bus services providing access to surrounding areas and into Brighton. Further shopping facilities can be found within a short walk in Portslade Old Village whilst a more comprehensive range of shopping facilities and amenities can be found at Station/Boundary Road and along with the mainline Railway Station.



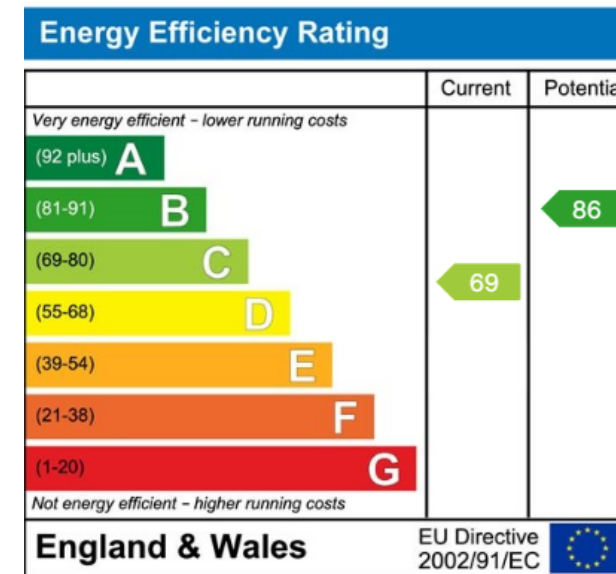


Approximate total area^①
644.47 ft²
59.87 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 667 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.