

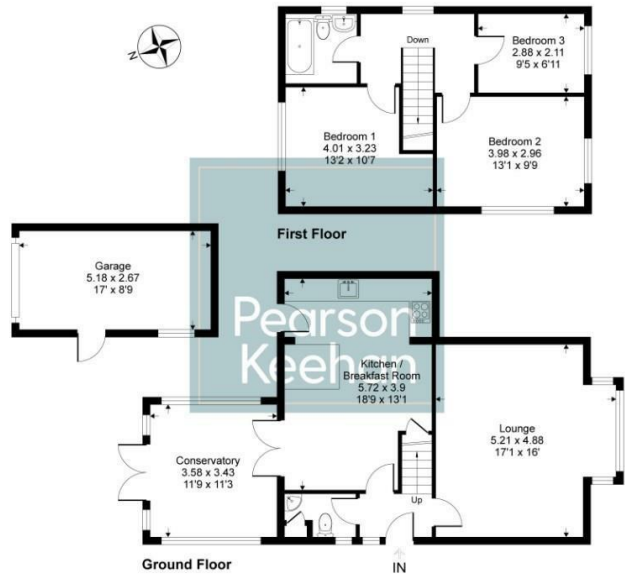


Mill Lane, Brighton, Portslade BN41 2FH  
Offers in excess of £500,000 - Freehold

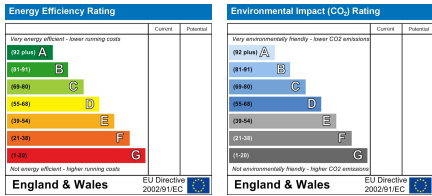
Pearson  
Keehan

**Mill Lane, BN41**

Approximate Gross Internal Area = 107 sq m / 1157 sq ft  
 Approximate Garage Internal Area = 14 sq m / 149 sq ft  
 Approximate Total Internal Area = 121 sq m / 1306 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Pearson Keehan are delighted to bring to the market this beautifully presented three bedroom detached house with off-street parking situated in a highly popular residential area of Portslade.

Set on a generous corner plot, the property offers well-appointed accommodation throughout and a block-paved driveway provides ample parking for numerous cars.

Stepping inside, on the ground floor you have a cloakroom, a good sized bay-fronted living room and to the rear is the fantastic open plan kitchen/dining room complete with breakfast bar, allowing for the perfect space to dine and entertain. Completing the ground floor is a conservatory which could be utilised for a number of uses.

Moving upstairs to the first floor, a family bathroom can be found along with all three bedrooms. The rear bedroom boasts fantastic far reaching views. Access to the loft space can be found from the hallway and provides a vast amount of storage space and could be converted into further living accommodation, subject to normal consents.

Outside, the private walled garden enjoys a paved terrace area and is mainly laid with artificial grass allowing for easy/low maintenance. The garage is also accessible via the garden and

In terms of location, Mill Lane is a highly regarded address in Portslade close to a number of popular local schools and transport links, making the property ideal of families and commuters alike. A number of small independent conveniences can be found on the road and a bit further afield, you have Sainsburys megastore and Boundary Road thoroughfare.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Pearson Keehan Ltd. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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