



**Hyman**  **Hill**  
Estate & Letting Agent

Offers in Excess of £325,000  
Freehold

 01273 597730

## 4 Oakdene Way, Portslade, BN41 2RQ

- Extended semi detached bungalow
- Two double bedrooms
- Extended 21' fitted kitchen/diner
- Shower room with separate WC
- Double glazing & gas central heating
- Cul-de-sac location
- Low maintenance rear garden
- Private driveway



### **ENTRANCE PORCH**

Front door with patterned double glazed panel, laminate wood flooring, smoothed ceiling, wooden door with patterned glazed panel leading through to:

### **ENTRANCE HALL**

Radiator, recessed cupboard housing wall mounted fuse box and electric meter, wall mounted central heating thermostat, loft hatch to roof void accessed via pull down ladder, coved ceiling, doors leading to:

### **LOUNGE**

15' 9" x 10' 0" (4.8m x 3.05m) Double glazed window to front, radiator, decorative wooden fire surround with tiled hearth, television point, coved ceiling.



### **EXTENDED KITCHEN/DINER**

21' 0" x 9' 3" at widest point (6.4m x 2.82m)

#### **Kitchen Area:**

Double glazed window to side. Matching range of wooden fronted floor, drawer and wall mounted units with contrasting roll edge work surfaces incorporating; inset single drainer composite sink unit with swan neck mixer tap, space for free standing electric cooker with fitted wall mounted extractor fan unit over, integrated upright fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash-backs, wall mounted central heating/hot water timer control unit, coved ceiling, opening leading through to:



#### **Dining Area:**

Triple aspect via double glazed window to side, double glazed door to opposite side giving access to private driveway, double glazed sliding patio doors to rear overlooking and leading to the rear garden.

### **BEDROOM ONE**

12' 3" x 10' 0" (3.73m x 3.05m) Double glazed window to rear, radiator, matching range of fitted full height bedroom furniture incorporating; shelved and hanging double wardrobes, dressing table and drawer units, coved ceiling.

### **BEDROOM TWO**

12' 0" into door recess x 8' 2" (3.66m x 2.49m) Double glazed half bay window to front, radiator, fitted full height storage cupboard, coved ceiling.

### **SHOWER ROOM**

Patterned double glazed window to side. Modern fitted white suite with chrome fittings incorporating; step in tiled shower cubicle with sliding curved glass doors housing 'Aquatronic' shower unit, riser rail and shower head, vanity wash hand basin with mixer tap and storage cupboard under, heated ladder towel rail/radiator, recessed airing cupboard housing wall mounted 'Vaillant' boiler and factory lagged water cylinder, smoothed ceiling with inset spotlighting.

### **SEPARATE WC**

Patterned double glazed window to side. White low level button flush WC, tiled walls.

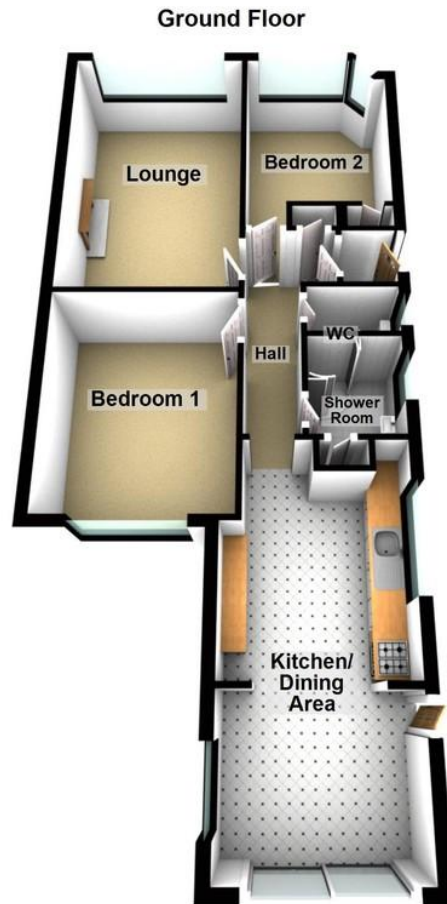
### **REAR GARDEN**

Laid to paving for ease of maintenance. Timber summerhouse/storage shed, gate giving access to private driveway.

### **PRIVATE DRIVEWAY**

Affording off road parking for several vehicles, outside water tap.





Created by Hyman Hill Estates Agents. For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band C £2,078.28 per annum  
(2024/2025)

### TENURE

Freehold

### LOCAL AUTHORITY

Brighton & Hove City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Please contact your local office who would be pleased to offer a **FREE**, no obligation market appraisal of your property.