



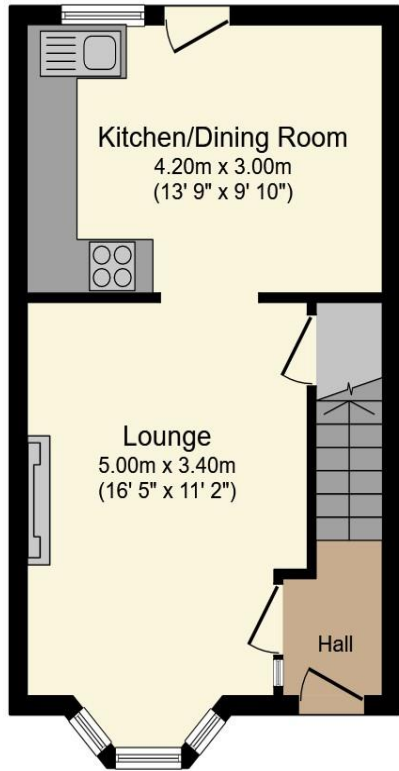
Mill Lane, Portslade Brighton BN41 2DF

welcome to

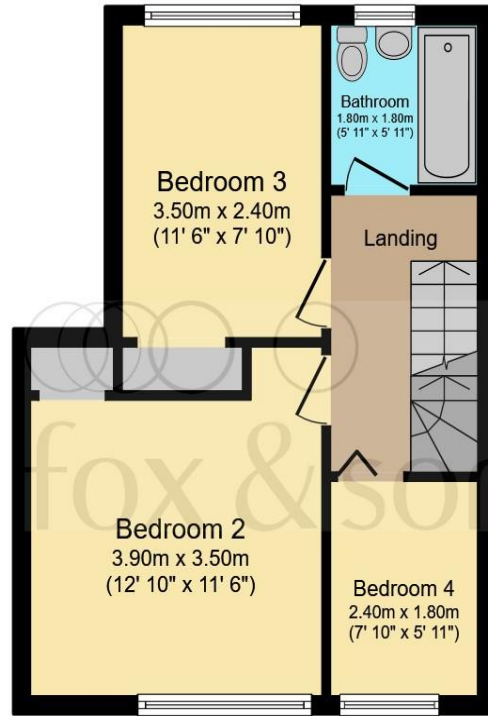
Mill Lane, Portslade Brighton

Fox & Sons are delighted to offer to the market this amazing 4 bedroom, 2 bathroom extended family home being arranged over 3 floors and benefits from amazing sea views on the top floor, off street parking for 2 cars and a lovely rear garden. The property is set in the popular location of Mill Lane.

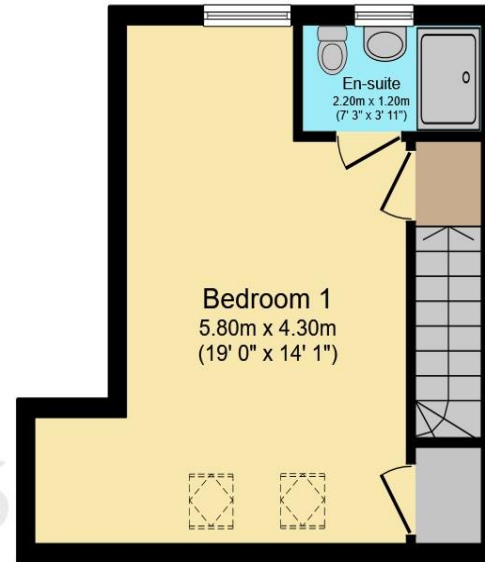




Ground Floor



First Floor



Second Floor

Total floor area 95.3 m² (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Fox & Sons are delighted to offer to the market this amazing 4 bedroom, 2 bathroom extended family home being arranged over 3 floors. The property has been finished to a high standard and is very well presented.

The property has lots of natural light and has a spacious feel throughout and comprises of a large and bright living room with a feature fireplace and handy understair storage. This leads through to a great size kitchen that is large enough for a dining area as well. The kitchen offers plenty of storage and worktop space and leads out to/overlooks the lovely rear garden.

On the next floor is 2 double bedrooms, both with built in storage cupboards, and an additional smaller bedroom. There is also the family bathroom with a bath, over head shower, sink and WC. Continuing to the top floor is one of the main features of the house, the amazing master bedroom with a modern ensuit shower room. This room has stunning panoramic views of the sea giving the property a luxury feel. The room also benefits from lots of eaves storage space.

To the rear of the property is the private rear garden which is perfect for families or entertaining and enjoying the summer months. To the front of the property is off street parking for 2 cars.

welcome to

Mill Lane, Portslade Brighton

- 4 BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- EXTENDED OVER 3 FLOORS
- VERY WELL PRESENTED
- OFF STREET PARKING FOR 2 CARS

Tenure: Freehold EPC Rating: C

offers in excess of

£525,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HGL104227



Property Ref:
HGL104227 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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