



Mill Lane, Portslade Brighton BN41 2DE

welcome to

Mill Lane, Portslade Brighton

Fox & Sons are delighted to offer to the market this impressive 5 bedroom, 4 bathroom detached house. The property has been finished to a very high standard by the current owners and is in pristine condition, located in the popular location of Mill Lane.

As you enter the property you are welcomed by a bright and spacious hallway leading through to the extended open plan living / dining room. This room is a big feature of the house as it over looks and leads to the stunning rear garden via bifold doors, this can give the feeling of inside/outside living making it perfect for families and entertaining. There is a separate modern kitchen offering lots of storage and worktop space. Also on the ground floor are three double bedrooms, two benefiting from en-suite shower rooms and built-in storage.

Continuing upstairs, there is a further 2 double bedrooms with built-in wardrobes and one benefiting from an en-suite shower room. There is also an additional family shower room upstairs with a shower, WC and sink.

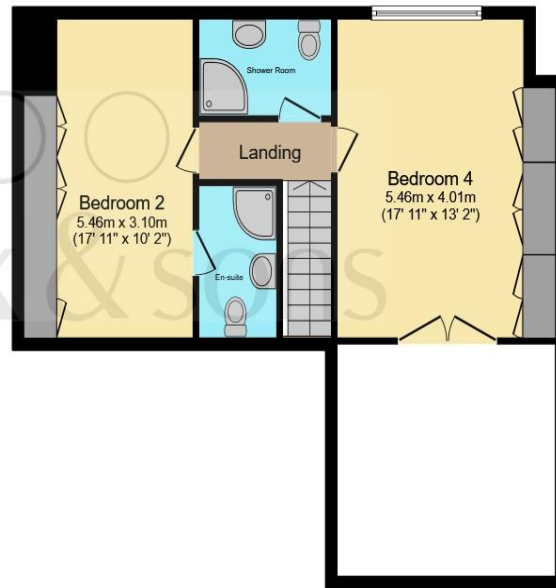
To the rear of the property the outdoor space is equally impressive, with a large secluded west facing garden. The garden has lawn, patio and decking areas as well as a sheltered area currently for a Jacuzzi. The garden also include a summer house with light and power and a large workshop with a WC.

The front of the property has off street parking for several cars.

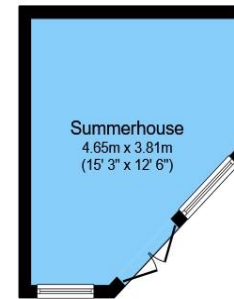




Ground Floor



First Floor



Outbuilding

Total floor area 210.2 m² (2,263 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

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- 5 DOUBLE BEDROOM DETACHED HOUSE
- OFF STREET PARKING FOR SEVERAL CARS
- 4 SHOWER ROOMS
- SUMMER HOUSE AND WORKSHOP
- FINISHED TO AN INCREDIBLY HIGH STANDARD

Tenure: Freehold EPC Rating: C

offers over

£900,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HGL104912



Property Ref:
HGL104912 - 0003

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.

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