



Langridge Drive, Portslade
£335,000



Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

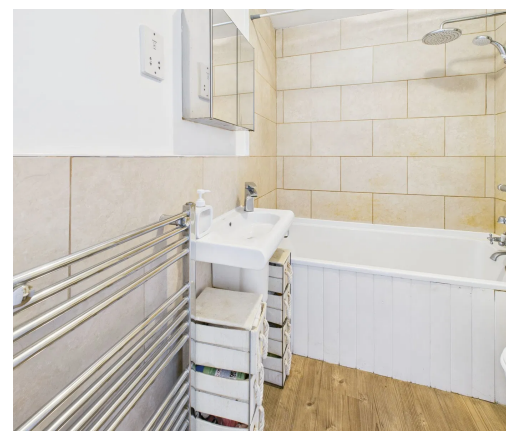
Tenure: Freehold

Council Tax Band: C

- Two Bedrooms
- Vendor Suited
- Off Street Parking
- Ideal First Time Buy or Buy To Let Investment
- Close To South Downs
- Popular Mile Oak Area
- End Of Terrace Home
- Within Easy Access To A27/A23/M23
- Close To Local Bus Routes

We are delighted to offer for sale this two bedroom end of terrace house situated in the popular residential area benefitting from off street parking.

Situated in this popular residential location in Mile Oak, having shopping facilities at Sainsburys Superstore nearby, more comprehensive shopping facilities can be found within 1 1/2 miles in Boundary Road, where you will also find Portslade railway station which has direct links to London. Bus stops can be found nearby providing services directly into Brighton & Hove (particularly the No6 at the bottom of Fox Way taking you to Brighton Station and Churchill Square), whilst the Brighton bypass giving access to the A27 and A23/M23 to Gatwick and London is to the North. For those who enjoy walks, access to Foredown Tower and public footpaths onto the South Downs are within easy reach.





Pvcu double glazed door through to: -

ENTRANCE HALL Comprising laminate flooring, coving, wall mounted heating control panel.

KITCHEN South aspect. Comprising pvcu double glazed window with fitted roller blind, wall mounted Vaillant combination boiler, roll edge laminate work surface with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, part tiled splashbacks, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, provision for washing machine, extractor fan, coving, space for fridge/freezer.

LOUNGE North aspect. Comprising pvcu double glazed slide door out to rear garden, laminate flooring, coving, built in understairs storage cupboard.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder, pvcu double glazed window, coving, built in storage cupboard with slatted shelving.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, coving.

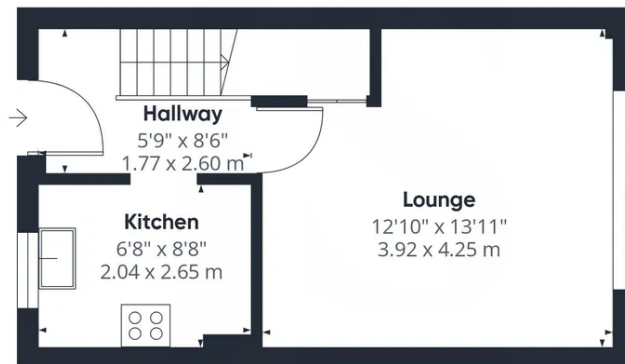
BEDROOM TWO South aspect. Comprising two pvcu double glazed windows, laminate flooring, built in storage cupboard with hanging rail, radiator.

BATHROOM Comprising panel enclosed bath with integrated shower and shower attachment over, low flush wc, hand wash basin, wall mounted heated towel rail, extractor fan, part tiled walls, shaver point, lvt flooring.

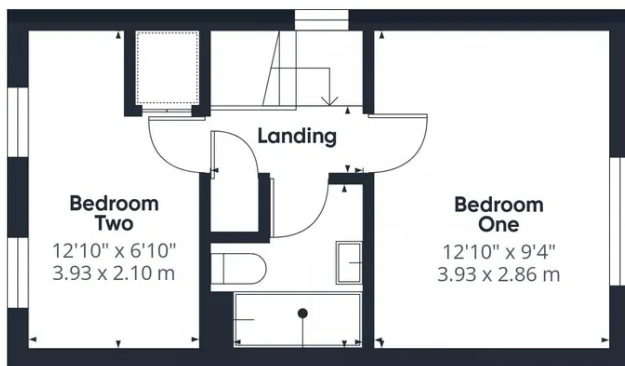
FRONT GARDEN Paved walkway onto laid tarmac affording off street parking for one vehicle.

REAR GARDEN Paved area leading onto artificial turf being fence enclosed.





Ground Floor



Floor 1



Approximate total area^m
549 ft²
51 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.