

Mill Lane, Portslade

Offers Over **£365,000**

Jacobs | Steel









Property Type: End of Terrace House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- End Of Terrace Home
- Good School Catchment Area
- Open Plan Kitchen/Dining Room
- Scope To Extend (Stnpc)
- Modern Fitted Kitchen
- Spacious Lounge
- Large Main Bedroom
- Garage In Nearby Compound
- Situated On Corner Plot

We are delighted to offer for sale this spacious two double bedroom end of terrace home benefitting from a corner plot position and garage in nearby compound.

Situated in this popular residential location on gently rising ground being within comfortable reach of local shops, schools for all age groups and the Sainsbury's Superstore. Boundary Road with its comprehensive range of shopping facilities and mainline railway station is within 1/2 of a mile in distance. The property is conveniently located giving easy access to the Brighton by-pass, which in turn leads onto the A23/M23 to Gatwick Airport, Crawley and London.





Obscure glass pvcu double glazed door through to:-

ENCLOSED STORM PORCH South/West and North/West aspect. Comprising obscure glass pvcu double glazed window, obscure glass pvcu double glazed door through to: -

ENTRANCE HALL Comprising obscure glass double glazed window, laminate flooring, stairs to first floor, fitted storage cupboard with hanging rail and shelving.

MODERN FITTED OPEN PLAN KITCHEN/DINING ROOM North/East and North/West aspect. Comprising pvcu double glazed windows, obscure glass pvcu double glazed door out to feature rear garden, contemporary upstanding radiator, laminate flooring, understairs storage cupboard housing electric fuse box and gas meter, matching contemporary base and eye level units, square edge work surfaces, inset ceramic sink unit with mixer tap, inset four ring electric hob with extractor fan over, space and plumbing for washing machine, integrated double oven, integrated dishwasher, space and provision for American style fridge/freezer, matching cupboard housing wall mounted boiler, recessed lighting.

SPACIOUS LOUNGE South/West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, fitted recessed shelving and storage.

FIRST FLOOR LANDING Comprising carpeted flooring, recessed lighting, loft hatch access, fitted cupboard with slatted shelving.

BEDROOM ONE South/West aspect. Comprising pvcu double glazed window, radiator, recessed lighting, carpeted flooring.

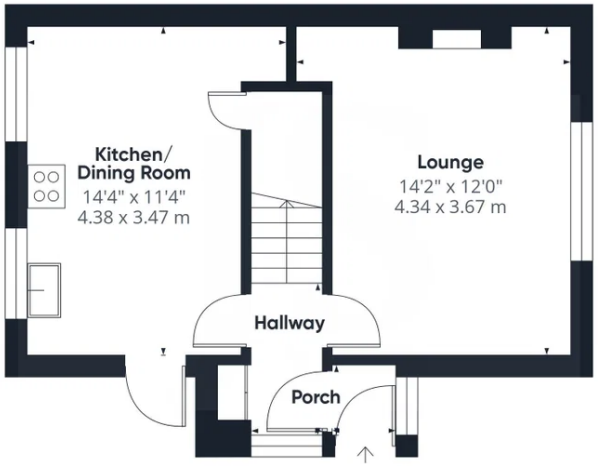
BEDROOM TWO North/East aspect. Comprising pvcu double glazed window, radiator, single light fitting, overstairs storage cupboard with hanging rail and drawers, carpeted flooring.

MODERN BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, pedestal hand wash basin, low flush wc, panel enclose bath with integrated shower over, fully tiled walls, recessed lighting, ladder style heated towel rail.

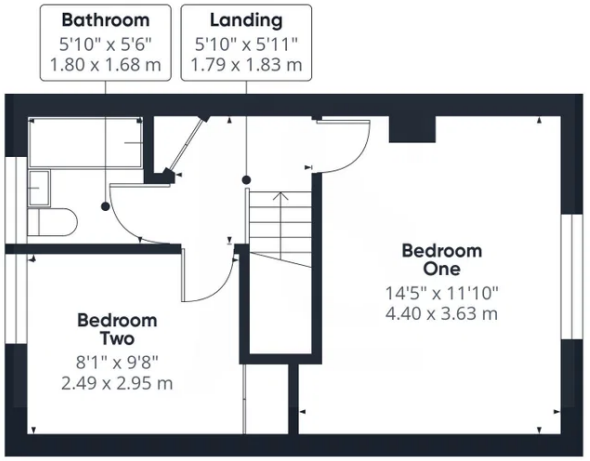
WRAP AROUND FRONT GARDEN Large area laid to block paving, including path to front door and side access gate, brick built raised lawned area, further pebble area with space for seating.

FEATURE SUN TRAP REAR GARDEN Stepping out onto patio area leading onto lawned area with stepping stone paving to further patio area to the rear, various shrub and plant borders, outside tap, gate to side access, timber built shed, fence enclosed.

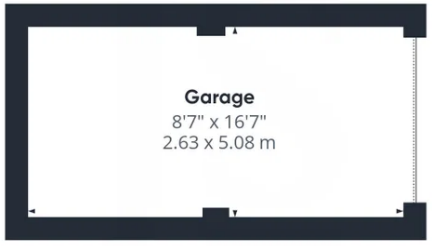
GARAGE In nearby compound with up and over door. Single parking space in front of garage.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

870 ft²

80.9 m²

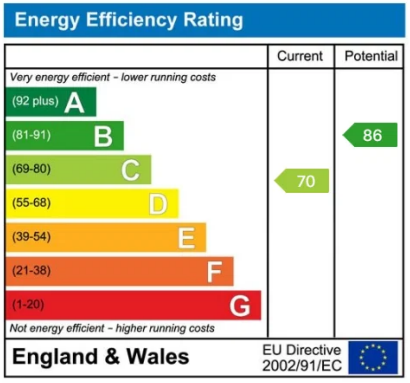
(1) Excluding balconies and terraces

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

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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