



ESTATE AGENTS & VALUERS

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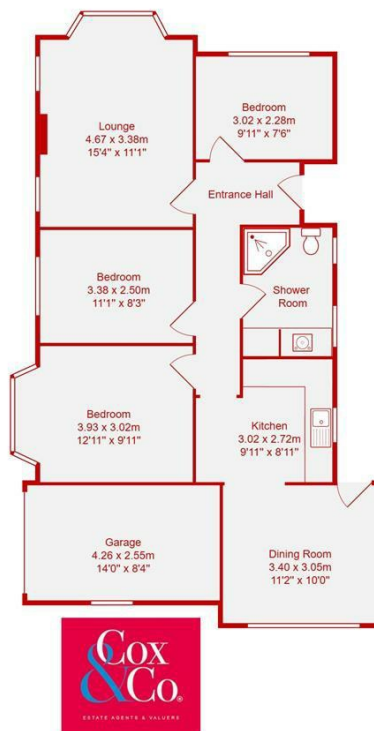
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- Detached Corner Property
- Garage & Private Driveway
- In Need Of Full Repair and Modernisation
- Popular Location
- Three Bedrooms
- No Onward Chain
- Kitchen/Dining Room Extension

## Avery Close, Mile Oak, Portslade

Price: £325,000 Freehold



Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

Three Bedroom Detached Corner Property | Garage & Parking | Rear Garden | Renovation & Extension Potential | No Onward Chain

Cox & Co are delighted to offer for sale this detached three-bedroom bungalow, ideally positioned within a quiet and secluded close in the popular Mile Oak district of Portslade, close to the edge of the South Downs National Park.

The property benefits from a new boiler and radiators being installed in 2023. Loft Insulation and draught proofing carried out in 2008. The house was rewired in 2012. The rear flat roof was renewed in 2024. The garage roof renewed in 2022 as well as a new electric garage door.

The property is offered vacant, with no onward chain, and now requires modernising throughout. While it requires a comprehensive programme of works, the bungalow offers an exciting opportunity for buyers looking to create a home tailored to their own requirements.

Occupying a corner position within the close, the property benefits from excellent potential for improvement and possible extension, subject to the necessary planning consents and building regulations.

Externally, there is a rear garden, together with a garage and forecourt providing additional off-road parking.

Mile Oak is well served by local amenities, with a Co-op and further shops along Graham Avenue and Mile Oak Road. Regular bus services also provide convenient links into Brighton city centre and surrounding areas.

This is an excellent opportunity with considerable potential in a popular residential location.

Early viewing is highly recommended.

To arrange your appointment, please contact Cox & Co.

