



Langridge Drive, Portslade, East Sussex BN41 2JB
Guide Price £410,000 Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



- Link Detached Modern Home
- Sought After Development
- Large Conservatory
- Re Modelled Kitchen & Utility
- Ground Floor WC
- Three Bedrooms
- Re Fitted Showerroom/WC
- Landscaped Rear Garden
- Off Road Parking

A modern link detached family home located in the sought after Fox Way development In North Portslade which provides easy access to open countryside, A27, A23 and A270 arterial roads. Internally the house is very well presented and has been re-modelled to the ground floor to include a large Upvc conservatory, re fitted kitchen/diner and utility/store room. Additional features include re-fitted showerroom, secluded landscaped rear garden and off road parking.

Entrance Hall

Approached via double glazed front door, oak flooring, internal doors to:

Ground Floor WC

Upvc double glazed window with patterned glass, built in wardrobe cupboard, heated towel rail, part tiled walls, vanity wash hand basin, low level WC

Lounge

Upvc double glazed window, staircase to first floor, oak flooring, digital heating controls, radiator, contemporary style electric flame effect fire with surround, door to:

Kitchen/Dining Room

Upvc double glazed windows, under floor heating, oak flooring, halogen lighting, ample working surfaces with inset sink & drainer, re-fitted wall and base units with matching drawers, part tiled walls, integral four ring gas hob, double oven & microwave, built in washing machine, dishwasher & fridge freezer, door to:

Utility Room

Upvc double glazed window with patterned glass, space and plumbing for tumble dryer, modern vaillant gas boiler.

Conservatory

Oak flooring, radiator, Upvc double glazed door & window opening onto rear garden.

First Floor Landing

Upvc double glazed window with pattered glass, oak flooring, access to roof space via loft hatch, doors to:

Bedroom One

Two Upvc double glazed windows, oak flooring, radiator, built in double wardrobe.

Bedroom Two

Upvc double glazed window over looking rear garden, oak flooring, radiator.

Bedroom Three

Upvc double glazed window over looking rear garden, oak flooring, radiator.

Showerroom/Wc

Upvc double glazed window with patterned glass, fitted bathroom mirror, laminate flooring, part tiled walls, vanity wash hand basin, low level WC, tiled shower enclosure with glazed door & thermostatic mixer unit.

Front Garden

landscaped with stone shingle & paving, power point

Private Driveway

Brick herringbone design, proving off road parking.

Rear Garden

Landscaped low maintenance design, stone paved terrace, raised patio with stone shingle, garden shed with power & light,

Council Tax Band D



Langridge Drive, BN41
Approximate Gross Internal Area = 90 sq m / 968 sq ft



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