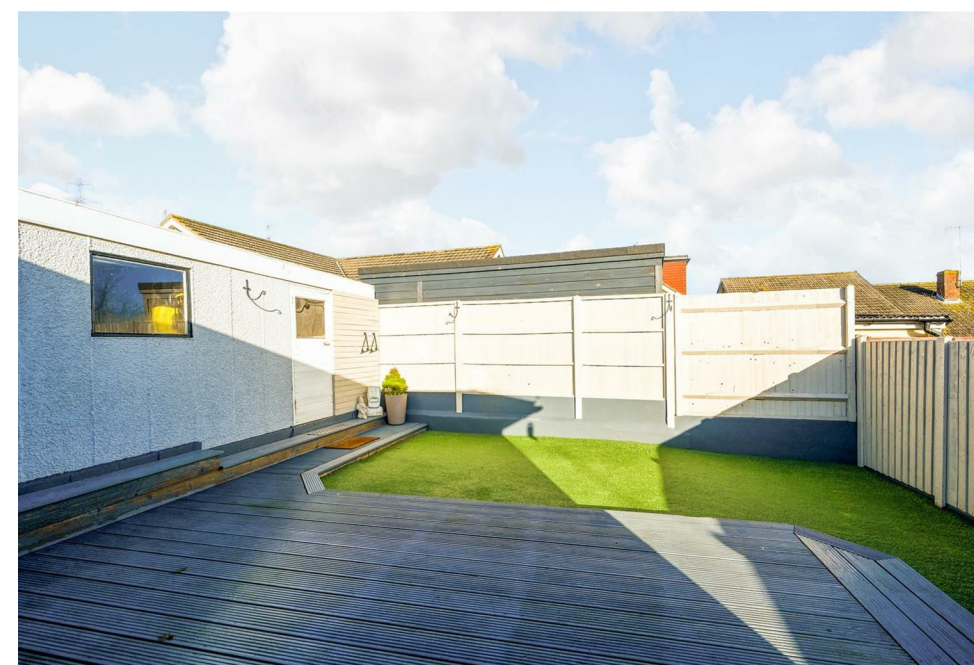


Oakdene Rise, Portslade, East Sussex BN41 2RS
Offers In Excess Of £425,000 Freehold



- Extended Detached Bungalow
- Three Double Bedrooms
- Open Plan Living Space
- Modern Kitchen & Bathroom
- Garage & Drive
- Cul De Sac
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This EXTENDED DETACHED BUNGALOW, is presented in EXCEPTIONAL CONDITION, having been re designed and updated by the owner. THREE DOUBLE BEROOOMS, contemporary open plan living space, MODERN KITCHEN WITH APPLIANCES, modern bathroom, separate wc, Cloakroom, neat garden, GARAGE & PRIVATE DRIVE, sought after cul de sac location, chain free

ENTRANCE HALL

via a frosted upvc double glazed front door, laminate flooring, radiator, coving, loft access, inset downlighters

CLOAKROOM

comprising of a low level wc, wash hand basin with cupboard under, radiator, frosted upvc double glazed window

OPEN PLAN LIVING/DINING AREA

23'3 x 17'7 (7.09m x 5.36m)

laminate flooring, inset downlighters, coving, contemporary wall mounted radiator, Aluminium BI-FOLD DOORS to the garden, open to

KITCHEN AREA

fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING INFRA RED HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN, INTEGRATED FRIDGE AND FREEZER, INTEGRATED WASHING MACHINE AND DISHWASHER, contemporary wall mounted radiator, laminate flooring, coving, inset downlighters, upvc double glazed window

BEDROOM ONE

12'4 x 9'11 (3.76m x 3.02m)

laminate flooring, radiator, coving, upvc double glazed window

BEDROOM TWO

10'6 x 9'11 (3.20m x 3.02m)

laminate flooring, radiator, coving, upvc double glazed window

BEDROOM THREE

11'4 x 9'6 (3.45m x 2.90m)

laminate flooring, radiator, coving, upvc double glazed window

BATHROOM

comprising of a panelled bath/shower with mixer tap and separate overhead shower with glass shower screen, wash hand basin with cupboard under, low level wc, part tiled walls, laminate flooring, coving, inset downlighters, frosted upvc double glazed window

REAR GARDEN

neat decking adjacent to the bungalow, area of artificial grass, side access, screened by panel fencing

PRIVATE DRIVE

at the front of the property, block paved with space for several vehicles

GARAGE

up and over door, currently divided, with a front storage area 9'1 x 8'7, and a WORKHOP 9'1 X 8'7 with a side door to the garden

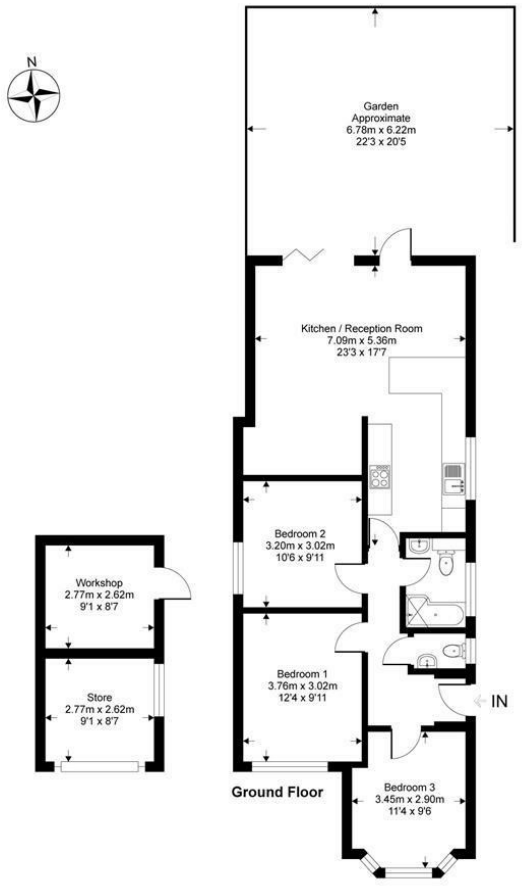
THE LOCATION

in a sought after cul de sac at the foot of the downs, with local shops and amenities within easy reach and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes' drive

Council Tax Band D



Oakdene Rise, BN41
Approximate Gross Internal Area = 77 sq m / 832 sq ft (excludes outbuildings)



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green