



**Dean Gardens, Portslade, BN41 2FX**  
**£315,000 Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Shower Room
- Front & Rear Gardens
- Cul de Sac
- Chain Free

This DETACHED BUNGALOW is located in a popular cul de sac offers great potential. TWO DOUBLE BEDROOMS, lounge, kitchen, front & rear gardens, GARAGE, shower room, separate wc, modern upvc double glazing, gas central heating, CHAIN FREE

**ENTRANCE HALL**

via a frosted upvc double glazed front door, built in coats cupboard that also houses the gas and electric meters, radiator, built in linen cupboard, doors to

**LOUNGE**

15'4 x 11' (4.67m x 3.35m)

feature fire place with a marble style inset, hearth and mantel, radiator, coving, two wall lights, sliding upvc double glazed patio doors to the garden

**KITCHEN**

10'6 x 7'10 (3.20m x 2.39m)

comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for a cooker and fridge freezer, space and plumbing for washing machine, shelved larder cupboard, built in cupboard housing the wall mounted gas fired boiler, coving, upvc double glazed windows and frosted upvc double glazed door to the garden

**BEDROOM ONE**

12' x 10'5 (3.66m x 3.18m)

radiator, coving upvc double glazed window

**BEDROOM TWO**

12'1 x 8'4 (3.68m x 2.54m)

radiator, upvc double glazed window

**SHOWER ROOM**

comprising of a large walk in shower with drying area, pedestal wash hand basin, radiator, tiled walls, frosted upvc double glazed window

**SEPARATE WC**

comprising of a low level wc, tiled walls, frosted upvc double glazed window

**REAR GARDEN**

neatly laid with artificial lawn, flower and shrub beds fenced on all three sides, side gate

**FRONT GARDEN**

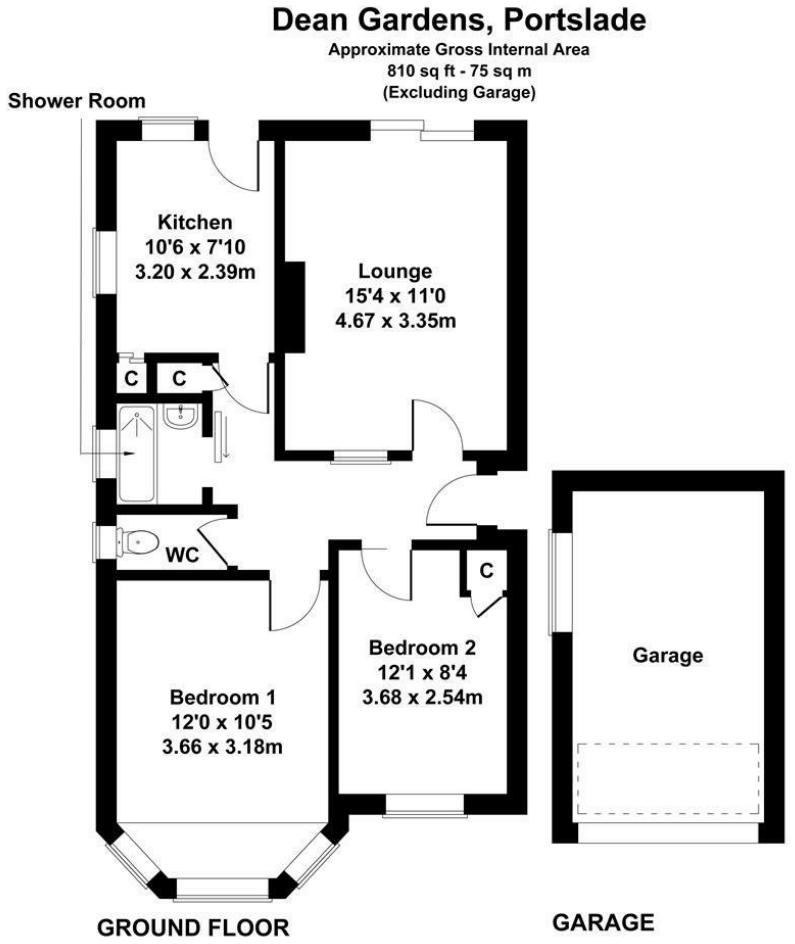
neatly laid with artificial turf, flower and shrub beds

**GARAGE**

up and over door, upvc double glazed window, access via a shared driveway

**THE LOCATION**

in a popular cul de sac, with local amenities in Burlington Parade 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



**Dean Gardens, Portslade**  
Approximate Gross Internal Area  
810 sq ft - 75 sq m  
(Excluding Garage)

**GROUND FLOOR** **GARAGE**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.