



Hillside, Portslade, East Sussex BN41 2DG
£400,000 Freehold



- Two Double Bedrooms
- Kitchen/Breakfast Room
- Upvc Conservatory
- Garage & Private Drive
- Corner Plot Garden
- Sought after Location
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(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	

This Bungalow is located in a very sought after area and although well presented, has great potential to improve. TWO DOUBLE BEDROOMS, lounge, CONSERVATORY, kitchen/breakfast room, wet room, separate wc, large corner plot gardens, GARAGE & PRIVATE DRIVE, chain free

ENTRANCE HALL

via a frosted upvc double glazed front door, coving, radiator, built in storage cupboard with further cupboard over, built in airing cupboard housing lagged tank and digital thermostat,

LOUNGE

14'7 x 10'11 (4.45m x 3.33m)

stone built fire place with inset gas 'real flame' fire and adjacent display/tv plinths, tv and cable points, two wall lights, radiator, upvc double glazed bay window

KITCHEN/BREAKFAST ROOM

11'11 x 8'3 (3.63m x 2.51m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, range of base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, CONCEALED EXTRACTOR HOOD OVER, space and plumbing for washing machine, space for fridge freezer, space for table, gas fired boiler concealed in cupboard, wall mounted electric heater, coving, inset downlighters, upvc double glazed window and frosted upvc double glazed door to

UPVC CONSERVATORY

10'5 x 8'1 (3.18m x 2.46m)

polycarbonate roof, two wall lights, door to the garden

BEDROOM ONE

14'5 11'11 (4.39m 3.63m)

radiator, coving, upvc double glazed window overlooking the garden

BEDROOM TWO

10'3 x 8'11 (3.12m x 2.72m)

radiator, coving, dual aspect upvc double glazed windows

WET ROOM

walk-in shower with shower curtain, wash hand basin set in vanity unit with cupboards adjacent and under, vanity shelf, radiator, part tiled walls, frosted upvc double glazed window. NB this can easily be changed back to a bathroom if desired.

SEPARATE WC

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

REAR GARDEN

mainly paved with flower and shrub beds, screened by panel fencing, side gate

CORNER PLOT FRONT GARDEN

landscaped, with mature trees and shrubs an an area of lawn

PRIVATE DRIVE

block paved, with space for two vehicles and leading to

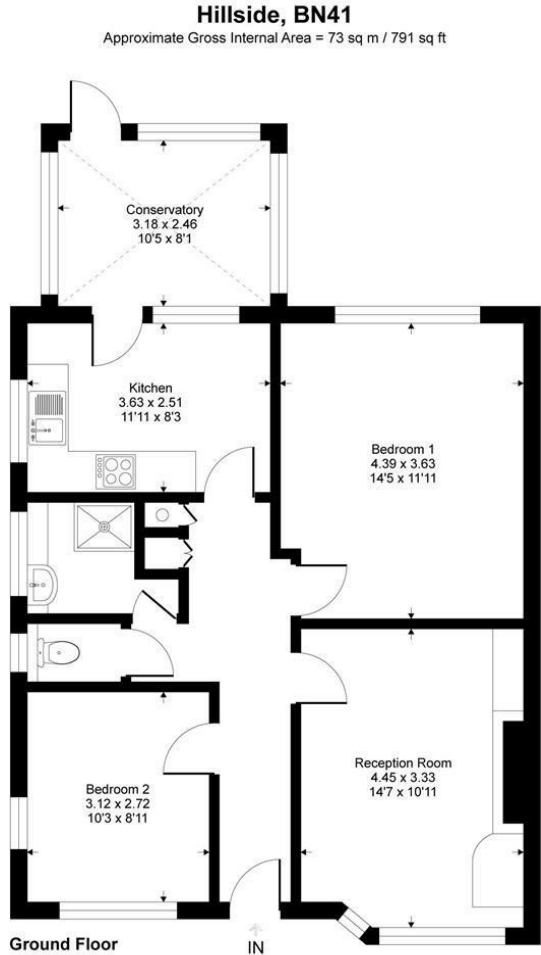
DETACHED GARAGE

up and over door

THE LOCATION

Hillside is a premier road, located between Benfield Way and Mill Lane. There are local shops and amenities nearby in Mill Lane and it is 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



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