



Stanley Avenue, Portslade, BN41 2WJ
Guide Price £375,000 Freehold



- Extended Detached Chalet Bungalow
- Three Bedrooms
- Extended Kitchen/Diner
- Bathroom & Shower
- West Aspect Garden
- Some Updating Required
- Chain Free

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

An extended detached chalet bungalow located in quiet residential road close to local shops and bus routes at Mile Oak Road and Graham Avenue. Internally the property offers spacious and flexible accommodation laid over two floors. Features include, good sized west aspect garden, large family bathroom, extended open plan kitchen/dining room and lovely views. Some updating required. CHAIN FREE

Entrance Hall

Two Radiators, staircase to first floor, storage space, plumbing for washing machine, doors to:

Sep WC

Double glazed window, part tiled walls & flooring, low level WC, wash hand basin.

Lounge

Replacement upvc double glazed bay window to front, radiator, cast Iron feature fireplace with tiled hearth

Kitchen/Dining Room

Double glazed window, range of modern fitted wall & base units with matching drawers, rolled edge working surfaces and breakfast bar, inset sink unit, integral dishwasher, fridge & freezer, oven & hob, two radiators, gas combi boiler, space for table, double glazed doors to rear garden.

Family Bathroom

Double glazed window, part tiled walls, tiled shower enclosure with power shower, heated towel rail, tiled floor, modern white suite comprising Jacuzzi bath, low level Wc & pedestal wash hand basin.

Bedroom Two

Replacement upvc double glazed bay window, radiator.

Bedroom Three/Study

Double glazed window, radiator.

First Floor

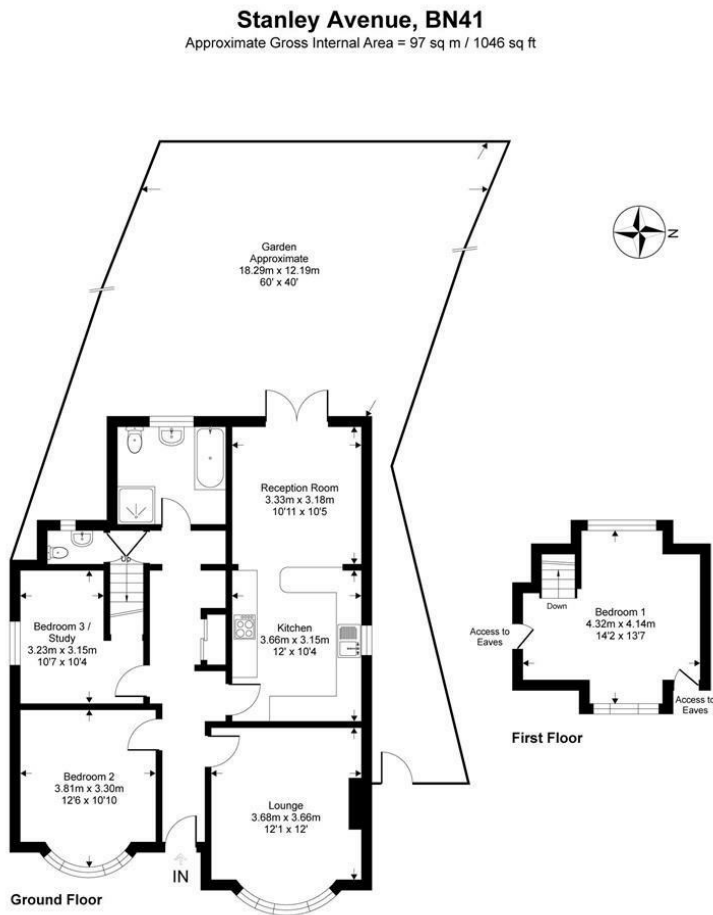
Approached vis staircase and door from hallway.

Bedroom One

Double aspect double glazed windows with views, two radiators, eves storage cupboards.

Gardens

Good sized rear garden with west aspect, mainly laid to lawn enclosed by panel fencing with two patio areas. Side access gate to lawned front garden.



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