



**Stanley Avenue, Portslade, East Sussex BN41 2WJ
Offers In Excess Of £325,000 Freehold**



- Semi Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Area
- West facing Garden
- Private Drive
- Some updating Required
- Chain Free

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

This Semi Detached BUNGALOW is located in a popular road and features include: TWO DOUBLE BEDROOMS, lounge, KITCHEN/DINING ROOM, utility area, bathroom, upvc double glazing, gas central heating, west facing garden, PRIVATE DRIVE, chain free, some updating required

ENCLOSED PORCH

upvc double glazed windows, upvc double glazed door, frosted upvc double glazed front door to

ENTRANCE HALL

radiator, telephone point, dimmer switch, digital central heating thermostat, laminate flooring, doors to

LOUNGE

14' x 12' (4.27m x 3.66m)

feature fireplace with wood surround, cast iron inset and gas real flame fire, two wall lights, cable tv point, dimmer switch, upvc double glazed bay window

KITCHEN/DINING ROOM

11'8 x 10'4 (3.56m x 3.15m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker, fridge and freezer, cupboard housing gas fired combination boiler, radiator, space for table, dual aspect upvc double glazed windows, upvc double glazed door to

UTILTY AREA

space and plumbing for washing machine, upvc double glazed windows, upvc double glazed double doors to the garden

BEDROOM ONE

10'5 x 10'4 (3.18m x 3.15m)

laminate flooring, radiator, upvc double glazed window, upvc double glazed door to the garden

BEDROOM TWO

10'8 x 10'4 (3.25m x 3.15m)

laminate flooring, radiator, upvc double glazed window

BATHROOM

a matching white suite comprising of a panelled bath with a separate overhead electric shower, wash hand basin with cupboards under, low level wc, part tiled walls, radiator, frosted upvc double glazed window

WEST FACING REAR GARDEN

paved patio adjacent to the bungalow, area of lawn, flower and shrub beds, rear access gate, side area with garden shed and side gate

FRONT GARDEN

mainly paved with flower and shrub beds

PRIVATE DRIVE

block paved, with space for up to two vehicles. NB there is potential for further parking

THE LOCATION

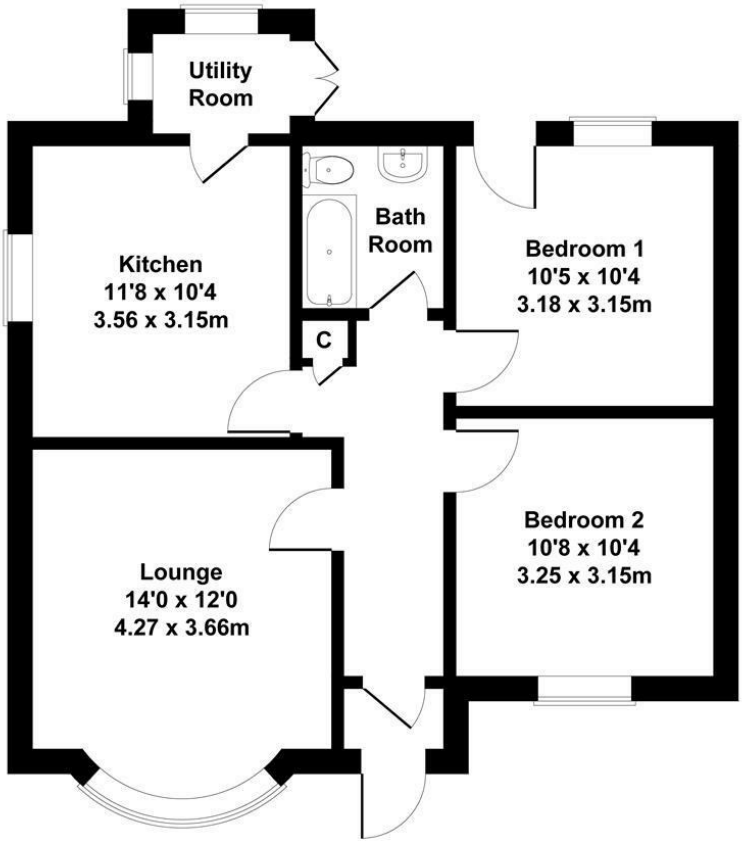
in a popular road with local shops and amenities nearby and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes' drive

Council Tax Band C



Stanley Avenue, Portslade

Approximate Gross Internal Area
665 sq ft - 62 sq m



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.