



Oakdene Crescent, Portslade, East Sussex BN41 2RR
£350,000 Freehold



- Extended Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom & Separate WC
- Large Garden Backs onto The Downs
- Chain Free
- Needs Updating

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		
(39-54) E		
(21-38) F	67	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

This EXTENDED semi detached BUNGALOW offers flexible accommodation and the opportunity to update. TWO DOUBLE BEDROOMS, lounge, dining Room, kitchen, utility area, bathroom, separate wc, LARGE GARDEN BACKS ON TO THE DOWNS, front garden, DETACHED GARAGE, popular location, CHAIN FREE

COVERED PORCHWAY

frosted upvc double glazed front door to

ENTRANCE HALL

storage cupboard housing electric meter, telephone point, coving, radiator, loft access via a retractable loft ladder and housing the gas fired boiler,

LOUNGE

15' x 9'10 (4.57m x 3.00m)
fitted gas fire, radiator, dimmer switch, coving, archway to

DINING ROOM

10'7 x 10'4 (3.23m x 3.15m)
radiator, coving, sliding patio doors to the garden

KITCHEN

11'7 x 8'3 (3.53m x 2.51m)
comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker, space and plumbing for washing machine, radiator, upvc double glazed window, archway to

UTILITY AREA

7'2 x 6'8 (2.18m x 2.03m)
space for fridge freezer, working surface with units under, upvc double glazed window, frosted upvc double glazed door to the garden

BEDROOM ONE

12'4 x 9'10 (3.76m x 3.00m)
range of bedroom furniture including wardrobes, two large chest of drawers and bedside units, telephone point, radiator, coving, upvc double glazed window

BEDROOM TWO

11'10 x 9'5 (3.61m x 2.87m)
radiator, coving, upvc double glazed bay window

BATHROOM

comprising of a panelled bath with recently fitted electric shower unit, pedestal wash hand basin, low level wc, tiled walls, radiator, airing cupboard housing lagged tank and linen shelves, frosted upvc double glazed window

SEPARATE WC

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

LARGE REAR GARDEN

paved patio adjacent to the property, area of lawn, flower and shrub beds, rear gate with access on to the downs, side access

FRONT GARDEN

partly paved, flower and shrub beds

DETACHED GARAGE

up and over door, power and light, access via a shared drive

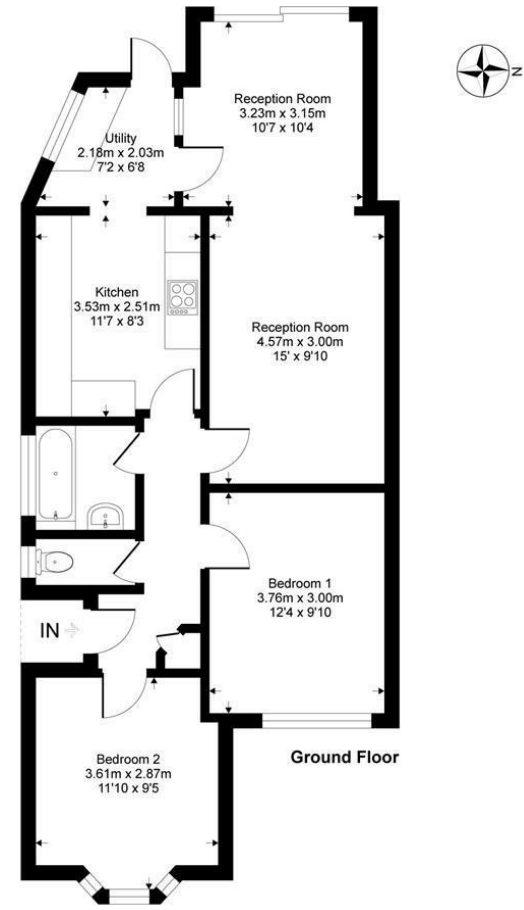
THE LOCATION

in a popular location, nestling at the foot of the downs and with local shops and amenities in nearby Mile Oak Road 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



Oakdean Crescent, BN41
Approximate Gross Internal Area = 71.9 sq m / 775 sq ft



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