



Melrose Avenue, Portslade, Sussex BN41 2LS
£359,950



- Detached Bungalow
- Three Double Bedrooms
- Extended Open Plan Kitchen/Dining
- West Aspect Garden
- Private Driveway
- Detached Garage
- Scope For Improvement
- Sought After Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

A fantastic opportunity to purchase a great sized detached bungalow which offers scope for some modernisation and improvement. The bungalow is situated on a good sized level plot with ample off road parking, private driveway and a detached garage. Internally the property has been extended to the rear elevation to provide a large open plan kitchen dining space. Additional feature include three double bedrooms, replacement gas boiler providing gas central heating, replacement upvc double glazing, refitted wetroom/WC, and a sunny west aspect rear garden. The property is located in a highly sought after area of similar style properties between Portslade Village and the Old Shoreham Road. Chain Free

Entrance Hall

Approached via upvc double glazed front door, radiator, wood effect flooring, built in airing cupboard, access to roof space via loft hatch, internal doors to:

Lounge

Original stained glass windows, tiled fireplace, radiator, open plan to:

Open Plan Kitchen/Dining

Double aspect upvc double glazed windows, three radiators, fitted kitchen units with matching drawers, working surfaces with inset sink unit, part tiled walls, replacement Vaillant gas combi boiler, space and plumbing for washing machine, space for gas cooker, tile effect vinyl flooring, upvc double glazed patio doors to rear garden.

Bedroom One

Upvc double glazed bay window, wood effect flooring, radiator, tiled fireplace with fitted gas fire.

Bedroom Two

Upvc double glazed bay window, wood effect flooring, radiator.

Bedroom Three

Upvc double glazed window, newly re plastered walls & ceiling, wood effect flooring, radiator.

Re fitted WC

Upvc double glazed window with patterned glass, tiled flooring, part tiled walls, radiator, WC, extractor fan.

Re Fitted Wetroom

Upvc double glazed window with patterned glass, heated towel rail, pedestal wash hand basin, tiled soak away flooring, fully tiled walls, mira thermostatic shower unit.

West Aspect Rear Garden

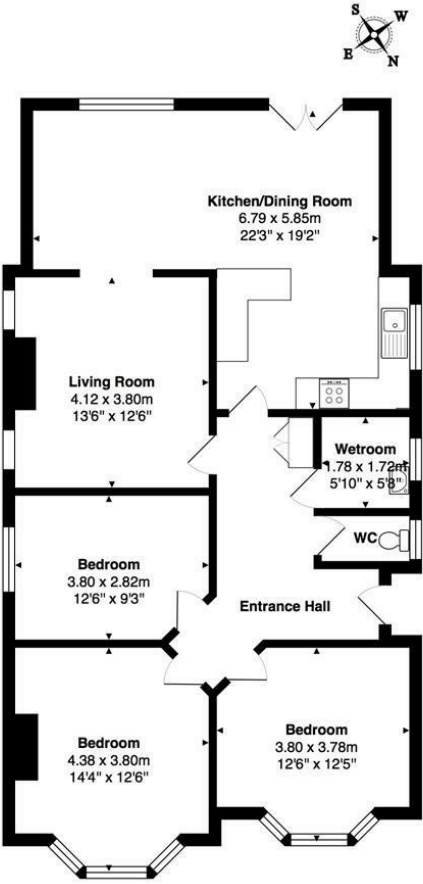
Large paved patio adjacent to rear of property, raised flower beds, small area of lawn, paved pathways, timber garden shed, additional brick built shed to rear of garage.

Off Road Parking

Paved front garden proving ample off road parking, private driveway to:

Detached Garage

Equipped with metal up & over door.



Ground Floor
Area: 105.4 m² ... 1135 ft²

Illustration for identification purposes only, measurements are approximate, not to scale. Copyright GDImpact 2019