



Hayes Close, Brighton



Offers In Excess Of
£360,000
Freehold

- TWO BEDROOM SEMI DETACHED BUNGALOW
- QUIET RESIDENTIAL CLOSE
- WELL PRESENTED REAR GARDEN
- GOOD DECORATIVE ORDER THROUGHOUT
- CLOSE PROXIMITY TO LOCAL AMENITIES

Robert Luff & Co are delighted to bring to market this well presented two bedroom bungalow located in the residential area of Portslade. Conveniently located within reach of the green open spaces of the South Downs as well as easy access to the A27. Hayes Close is in close proximity to a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

The accommodation comprises: Entrance hall, open plan lounge/dining area, conservatory, modern fitted kitchen, two bedrooms and contemporary bathroom.

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Accommodation

Entrance Hall

Two storage cupboards.

Living/Dining Area 16'00 x 10'6 (4.88m x 3.20m)

Wooden flooring. Coving. Radiator. Door to conservatory.

Kitchen 8'7 x 8'3 (2.62m x 2.51m)

Modern fitted kitchen with matching wall & base units. Oven, gas hob & extractor fan. Worktop incorporating stainless steel sink/drain unit. Space for washing machine. Double glazed window to rear.

Utility/Conservatory

Door to garden.

Bedroom One 15'2 x 12'1 (4.62m x 3.68m)

Double glazed window to front. Radiator. Coving.

Bedroom Two 12'2 x 8'4 (3.71m x 2.54m)

Double glazed window to side. Radiator.

Bathroom

Bath with shower overhead. Wash hand basin vanity. WC. Heated towel rail. Double glazed window to side.

Conservatory 10'6 x 5'3 (3.20m x 1.60m)

Slate floor. Door to garden.

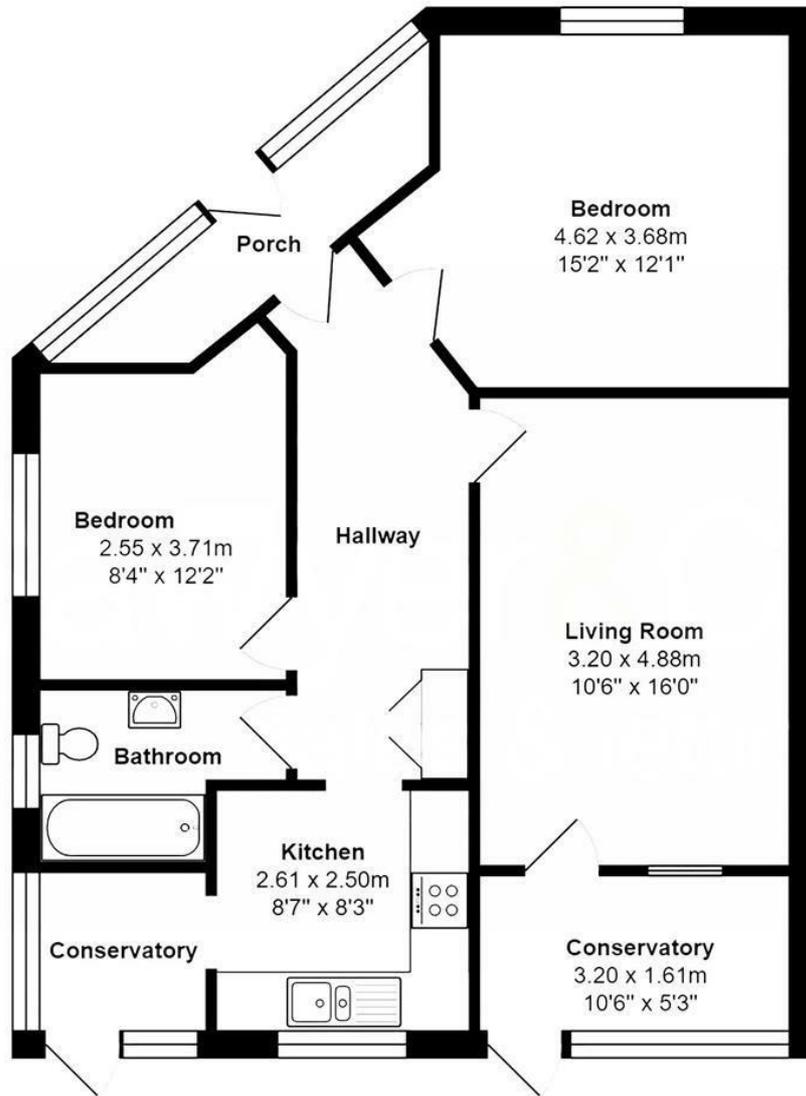
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Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.