



## North Lane, Portslade



Asking Price  
£400,000  
Freehold

- SEMI DETACHED THREE BEDROOM CHALET BUNGALOW
- LANDSCAPED REAR GARDEN
- GARAGE
- IDEAL FAMILY HOME
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION
- VENDOR SUITED

Robert Luff & Co are delighted to bring to market this spacious three bedroom, semi detached chalet bungalow. Conveniently located within reach of the green open spaces of the South Downs, North Lane benefits from easy access to the A27 making this home ideally situated for young families and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides easy access to London via Portslade mainline station.

Accommodation offers; Open planned sitting room / dining room, separate kitchen, three double bedrooms, shower room and a separate WC. Other benefits include; a landscaped rear garden, off street parking and garage.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
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## Accommodation

Entrance Hall

Kitchen 12'8 x 8'2 (3.86m x 2.49m)

Lounge/Diner 20'10 x 10'11 (6.35m x 3.33m)

Bedroom Two 11'9 x 10'11 (3.58m x 3.33m)

Bedroom Three 10'5 x 8'2 (3.18m x 2.49m)

Shower Room

WC

Bedroom One 17'5 x 10'7 (5.31m x 3.23m)

### AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX BAND: C

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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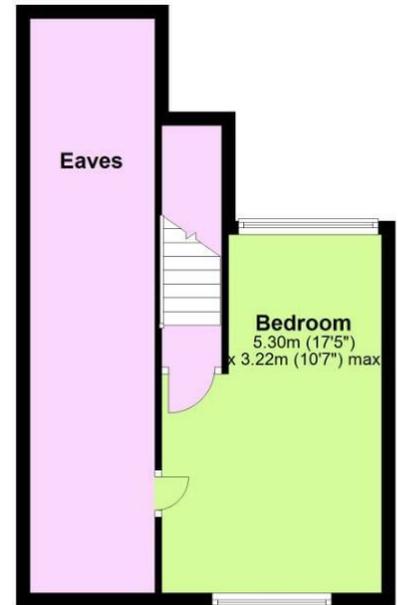
## Ground Floor

Approx. 74.5 sq. metres (802.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Total area: approx. 109.3 sq. metres (1176.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.