



9 Dean Gardens

Portslade, BN41 2FW

Offers In The Region Of £350,000



A WELL PRESENTED EXTENDED DETACHED BUNGALOW SITUATED IN A CONVENIENT LOCATION

Situated just off Hangleton Lane. Buses pass by in Fox Way providing access to Brighton and Hove City Centre and mainline stations with their commuter links to London. The property is well positioned for access to the A27/A23 within 1/2 a mile. The local Sainsburys superstore is under 1 mile away and local shops are available in Mill Lane.



SIDE ENTRANCE

Covered side entrance.

FRONT DOOR

Double glazed front door opening to:

ENTRANCE HALLWAY

'L' shaped entrance hallway, two ceiling light points, coved ceiling, built-in storage cupboard housing electric meter, electric consumer unit, hatch to loft space with fitted ladder and light point, luxury vinyl flooring.

LOUNGE 15'2 x 9'11 (4.62m x 3.02m)

Easterly aspect with double glazed bay window over looking front garden, coved ceiling, ceiling light point, wooden flooring, radiator, T.V. aerial point.

SHOWER ROOM 5'5 x 4'11 (1.65m x 1.50m)

Double glazed window to side, ceiling light point, fully tiled walls, tiled flooring, chrome ladder style radiator, pedestal wash hand basin with mixer tap, pop up waste, walk-in shower with fixed glazed screen, wall mounted rainfall shower head with hand held body attachment, wall mounted controls.

SEPARATE W.C.

Ceiling light point, double glazed window with obscure glass, low level W.C. tiled flooring.

UTILITY LOBBY 11'8 x 6'9 (3.56m x 2.06m)

Built in range of high gloss fronted storage cupboards and drawers, radiator, ceiling light point, recessed utility space and space and plumbing for washing machine, space for tumble dryer, door to W.C.

CLOAKROOM W.C.

Two ceiling light points, white low level W.C. double glazed window with obscure glass, vanity unit with inset sink, mixer tap and pop up waste, high gloss fronted storage under, feature ladder style radiator, recessed storage shelving.

KITCHEN/DINER 18'8 x 18'3 (5.69m x 5.56m)

Maximum measurement

KITCHEN AREA

Double glazed window to side, coved ceiling, ceiling light point, fitted extensive range of base units comprising of cupboards and drawers, square edge composite work surface and return, single drainer sink unit with mixer tap, space and plumbing for dishwasher, chrome light and power point sockets, built-in electric hob, separate eye level 'Neff' oven and grill with storage over and under, space for American style fridge freezer with storage to either side, luxury vinyl flooring.

DINING AREA

Southerly aspect, ceiling light point, coved ceiling, radiator with thermostatic valve, double glazed sliding door providing access to garden.

BEDROOM ONE 11'8 x 10'0 (3.56m x 3.05m)

Southerly aspect with double glazed window to side, coved ceiling, ceiling light point, radiator with thermostatic valve, luxury vinyl flooring.

BEDROOM TWO 10'2 x 8'6 (3.10m x 2.59m)

Easterly aspect with coved ceiling, ceiling light point, double glazed bay window, radiator, luxury vinyl flooring.

OUTSIDE

SIDE PASSAGE WAY

Paved patio, outside lighting, gate to front of the property, steps up to rear patio.

REAR GARDEN

Westerly aspect. Patio terrace, all weather storage sheds.

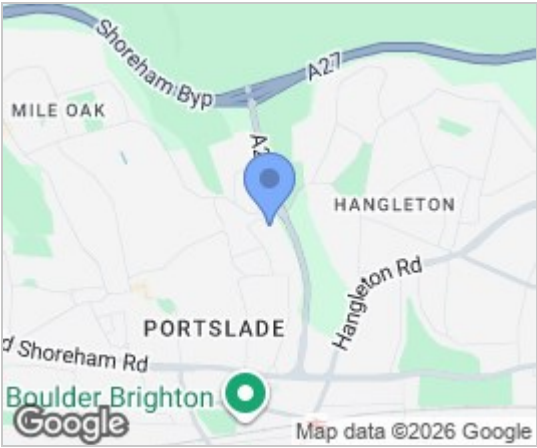
FRONT GARDEN

Laid to paved patio terrace, lower section laid to slate stone, step path up leading to side entrance.

COUNCIL TAX

Band C

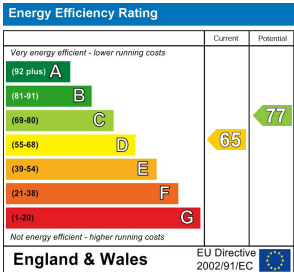
Area Map



Floor Plans



Energy Efficiency Graph



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