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113 Mill Lane

Brighton, BN41 2DF

£365,000

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A WELL PRESENTED END OF TERRACE FAMILY HOME CLOSE TO AMENITIES.

Situated on Mill Lane where local convenience stores can be found at the adjacent Burlington Gardens Parade of shops. Portslade sports Centre, Portslade Train Station and Sainsburys Superstore are all 1 mile away. The property is ideally situated for easy access to the A27 and the A23, local buses pass by providing access to central Hove and Brighton.







PORCH
Entrance porch with double glazed obscure glass windows with opening fan light, front door with double glazed obscure glass upper panel, tiled flooring.

INNER FRONT DOOR
Double glazed door with obscure glass leading to:

ENTRANCE HALLWAY
Ceiling light point, double glazed window with obscure glass, opening fan light window, cloaks storage cupboard, luxury vinyl tile (LVT) flooring.

LOUNGE 14'5 x 10'8 (4.39m x 3.25m)
South westerly aspect with double glazed window to front, ceiling light point, radiator with thermostatic valve, T.V. aerial point, telephone point, feature fireplace, built in storage cupboard into chimney recess.

KITCHEN/DINER 14'4 x 9'3 (4.37m x 2.82m)
Dual aspect with two double glazed windows looking onto rear garden and double glazed door with obscure glass providing access to garden, recessed LED spotlighting, feature ladder style radiator, luxury vinyl tile (LVT) flooring, fitted extensive range of high gloss fronted eye level and base units comprising of cupboards and drawers, square edge composite work surfaces, tiled splashbacks, ceramic single drainer sink unit with telescopic mixer tap, built in 'Zanussi' induction hob with feature extractor canopy over, separate eye level 'AEG' fan assisted oven with combination microwave oven and grill over with storage over and under, integrated dishwasher, space and plumbing for washing machine, further space for fridge/freezer, integrated waste bin, cupboard housing 'Vaillant' gas combination boiler for heating and hot water, telephone point, understairs storage cupboard housing electric consumer unit, gas and electric meters, as well as providing storage.

STAIRS
From entrance hall leading to:

FIRST FLOOR LANDING
Recessed LED spotlighting, radiator, built in storage cupboard with slatted shelving, hatch to loft space, loft is boarded and has a light point.

BEDROOM ONE 14'6 x 10'7 (4.42m x 3.23m)
South westerly aspect with double glazed window to front, recessed LED spotlighting, radiator with thermostatic valve, two double built in wardrobes providing hanging space and shelving, T.V. aerial point.

BEDROOM TWO 9'9 x 8'4 (2.97m x 2.54m)
Ceiling light point, double glazed window overlooking rear garden, radiator with thermostatic valve, double built in wardrobe providing hanging space and built in drawers.

BATHROOM
Fitted with panelled bath with hot and cold taps, wall mounted 'Mira' shower with oversized rainfall shower head and separate handheld body attachment , shower screen, white low level W.C. pedestal wash hand basin with hot and cold taps, fully tiled walls, tiled floor, chrome ladder style radiator, recessed LED spotlighting, double glazed window with obscure glass.

OUTSIDE

FRONT GARDEN
Laid to lawn with brick block path and patio, sleeper raised planets, outside lighting and stone terrace area to side, wrap around front garden.

REAR GARDEN approximately 40' in length (approximately 12.19m in length)
Laid to crazy paved patio area, outside light point and water tap, remainder of garden laid to lawn with centralised path leading to concrete terrace which could potentially be used as a shed base, shed which has power and lighting, shrub borders, gate providing access to front of property.

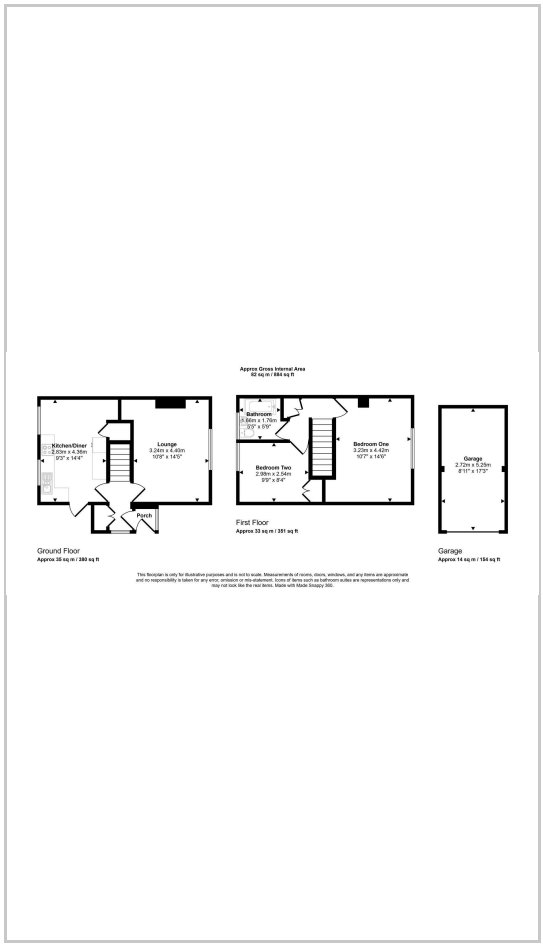
GARAGE 17'3 x 8'11 (5.26m x 2.72m)
Located in compound at the end of Mill Close, single garage with up and over door, work bench to rear.

COUNCIL TAX
Band C

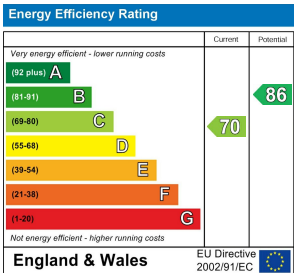
Area Map



Floor Plans



Energy Efficiency Graph



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