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**FOR  
SALE**

North Lane, Portslade, BN41 2HH

**£350,000 - £375,000 Guide**



# North Lane, Portslade, BN41 2HH

## £350,000 - £375,000 Guide

A delightful two-bedroom detached bungalow complete with fantastic private rear garden. Situated in this quiet residential area and complete with off-road parking, early and internal viewing is highly recommended.







## Rooms & Sizes

Living Room: 13' 9" x 12' 11"

Kitchen: 10' 8" x 8'

Conservatory: 10' 5" x 6' 10"

Bedroom: 10' 5" x 9'

Bathroom

Bedroom: 12' 6" x 10' 11"

Cloakroom

## Further Information

This fantastic detached bungalow is approached via a recently laid driveway leading to the entrance at the side of the property. From here, the accommodation comprises a spacious living room with log burner and refurbished wood flooring, conservatory overlooking the rear garden, contemporary bathroom with under floor heating and rainfall shower head, modern fitted kitchen with integrated appliances, separate cloakroom, and two south-facing double bedrooms. Further benefits include uPVC double glazing, gas central heating via modern combination boiler, and recently fitted shutter blinds. Worthy of particular mention is the spacious landscaped rear garden, well secluded from neighbours and complete with handy side access to the front.

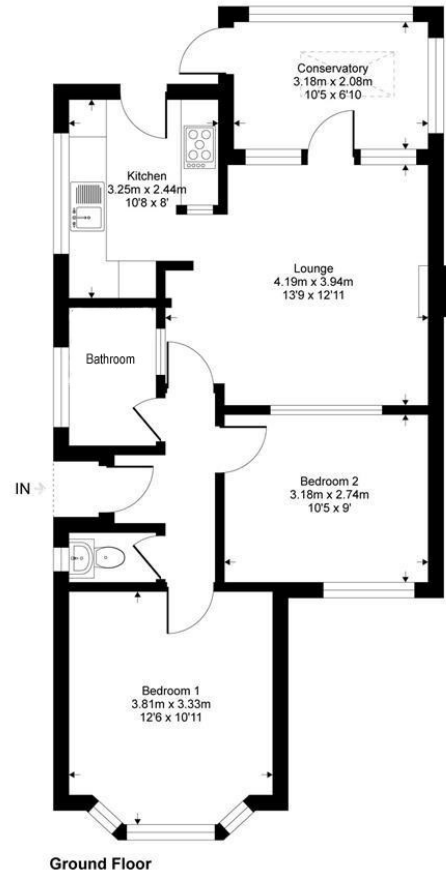
The property is situated in this quiet residential area in a no-through road within a short stroll to local shops, amenities and bus routes at Valley Road. Locals schools, Portslade Old Village High Street and Easthill Park are also within easy reach.



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**North Lane, BN41**  
 Approximate Gross Internal Area = 62 sq m / 666 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.