



18 Millcross Road, Portslade, East Sussex, BN41 2BG

A WELL PRESENTED SEMI DETACHED
BUNGALOW SITUATED IN A CONVENIENT
LOCATION

Peacefully situated between Fairfield Gardens,
Foredown Drive off Mill Lane. Bus services
nearby provide access to most parts of town.
Local shopping is available in Mill Lane as well as
Boundary Road. The property is also well
situated for local Schools, Easthill Park and other
amenities

- 2 Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- Sun Room
- Garden & Garage



Offers in excess of £350,000
Freehold

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SIDE ENTRANCE

FRONT DOOR

Double glazed front door, glazed upper panel leading to

ENTRANCE LOBBY

Wall light point, tiled flooring, further double glazed door leading to

ENTRANCE HALL

L shaped, telephone point, cupboard housing fuse board, meters, radiator with decorative cover, wall mounted central heating thermostat control, hatch to loft space, ceiling light point, coved ceiling.

LOUNGE 16'8 x 14'0 (5.08m x 4.27m)

Measurements into bay and chimney recess. Southerly aspect with double glazed bay window overlooking rear garden with centralised door providing access to garden, 2 x ceiling light points, coved ceiling, radiator x 2, T.V aerial point, telephone point, feature tiled fireplace and hearth, gas point for fire. Built in dresser with mirror fronted doors and drawers under, fitted lights, further dresser with shelving, further corner dresser with shelving.

KITCHEN 10'5 x 8'9 (3.18m x 2.67m)

Dual aspect with double glazed window to side with obscure glass, 2 x single glazed windows and centralised door providing access to sun room. Fitted range of eye level and base units, roll edge work surfaces, tiled splash backs, space and plumbing for washing machine, further space for under counter fridge and freezer, further space for cooker, wall mounted 'Worcester' gas central heating boiler with adjacent 'Potterton' digital control panel. Part glazed door to room, corner display shelving.

SUN ROOM 9'0 x 8'6 (2.74m x 2.59m)

Triple aspect with 2 x double glazed windows to side, centralised good size double glazed sliding patio door providing access to garden, wall light point, power point.

BEDROOM ONE 14'0 x 14'9 (4.27m x 4.50m)

Double glazed bay window overlooking front garden, ceiling light point, extensive range of built in wardrobes providing hanging space and shelving, radiator.

BEDROOM TWO 10'6 x 10'11 (3.20m x 3.33m)

Double glazed window overlooking front garden with feature porthole window to side, 2 x double built in wardrobes providing storage and one with mirror fronted doors, corner display shelves, further bridging storage over bed area, telephone point, radiator, ceiling light point.

BATHROOM

Fitted with white suite comprising pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps, wall mounted 'Triton T80' electric shower, double glazed window with obscure glass, radiator, airing cupboard housing lagged cylinder with storage over, part tiled walls.

SEPARATE W.C

Fitted with low level W.C, double glazed window with obscure glass, ceiling light point.

OUTSIDE

FRONT GARDEN

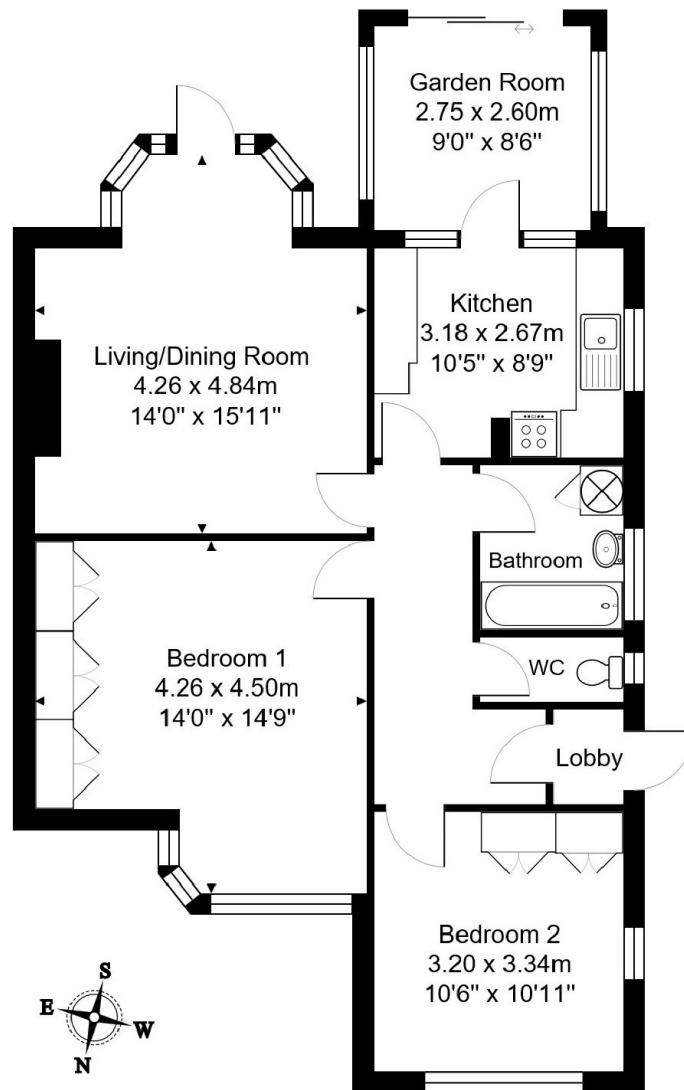
Being landscaped to shingle stone with well stocked shrubs and hedgerow.

REAR GARDEN 60' in length. (18.29m in length.)

Approximately 60ft in length, Southerly aspect being an established mature garden offering many plants including fruit trees and grape vines, vegetable plot, greenhouse, garden shed, ornamental pond, paved patio and lawned garden. Side gate providing access to shared driveway.

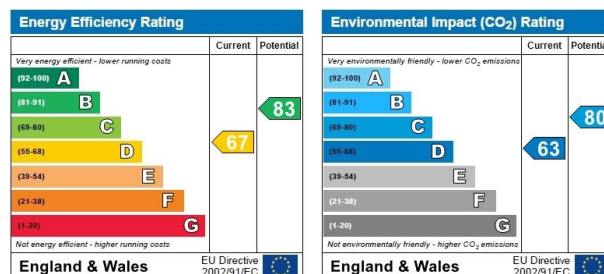
GARAGE

With up and over door, pitched roof, window to side, service door to garden.



Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.