



125 Oakdene Crescent | Portslade | East Sussex | BN41 2RW  
Offers Over **£350,000**





We are delighted to offer for sale this well presented three bedroom family home in this popular residential location in Portslade positioned on the cusp of the South Downs



# Key features:

- Extended Terraced Family Home
- Three Bedrooms
- Off Street Parking
- Feature Sun Trap Rear Garden
- 24ft Open Plan Lounge/Diner
- First Floor Family Bathroom
- Kitchen Extension
- Gated Side Access
- Pvcu Double Glazing and Gas Central Heating Throughout
- Inspection Is A Must

 **3 Bedrooms**

 **1 Bathroom**

 **1 Living Room**

Situated with in a great location with walks along the South Downs, a short distance from local shops, bus routes and connections to the A27/M23. Additional good local schools within area.

Pvcu double glazed front door opening into:-

**ENTRANCE HALLWAY** Comprising laminate flooring, stairs to first floor landing, single radiator, wall mounted heating control panel, smoke detector, single light fitting.

**DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM** 24' 0" x 13' 10" (7.32m x 4.22m) at maximum measurements. South and North aspect. Comprising of laminate flooring, various power points, television point, two pvcu double glazed windows, single upstanding radiator, further radiator, two ceiling mounted light fittings, two wall mounted light fittings, access to understairs storage cupboard.

**MODERN FITTED KITCHEN** 13' 6" x 9' 0" (4.11m x 2.74m) North aspect. Comprising vinyl flooring, single radiator, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, space and provision for oven cooker with extractor fan above, space for freestanding fridge and freezer units, space and provision for washing machine and dishwasher, tiled splashbacks, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, pvcu double glazed window, various power points, coving, single ceiling light fitting, side door leading out onto feature sun trap rear garden.

**FIRST FLOOR LANDING** 9' 1" x 5' 11" (2.77m x 1.8m) Comprising carpeted flooring, single ceiling light fitting, loft hatch access with drop down ladder, various power points, coving.

**MASTER BEDROOM** 12' 3" x 11' 6" (3.73m x 3.51m) at maximum measurements. North aspect. Comprising carpeted flooring, single radiator, pvcu double glazed window, ceiling mounted light fitting with ceiling fan, television point, various power points, fitted triple wardrobe with mirrored front having various hanging rails and shelving, second fitted storage cupboard with slatted shelving also housing factory lagged hot water cylinder.

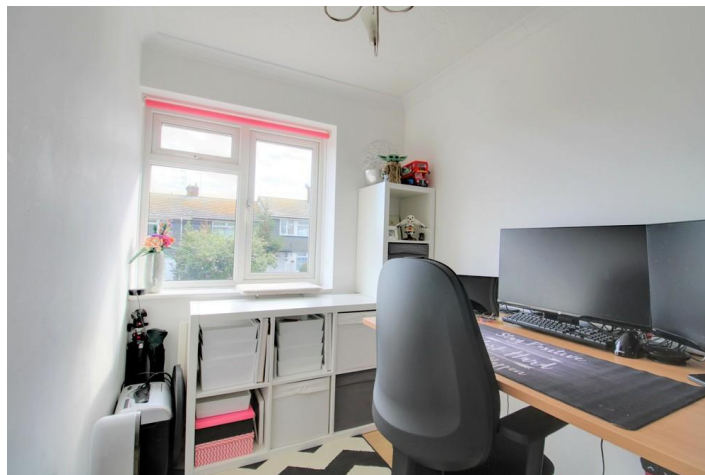
**BEDROOM TWO** 11' 8" x 7' 7" (3.56m x 2.31m) South aspect. Comprising laminate flooring, single radiator, pvcu double glazed window, single ceiling light fitting with ceiling fan, coving, various power points.

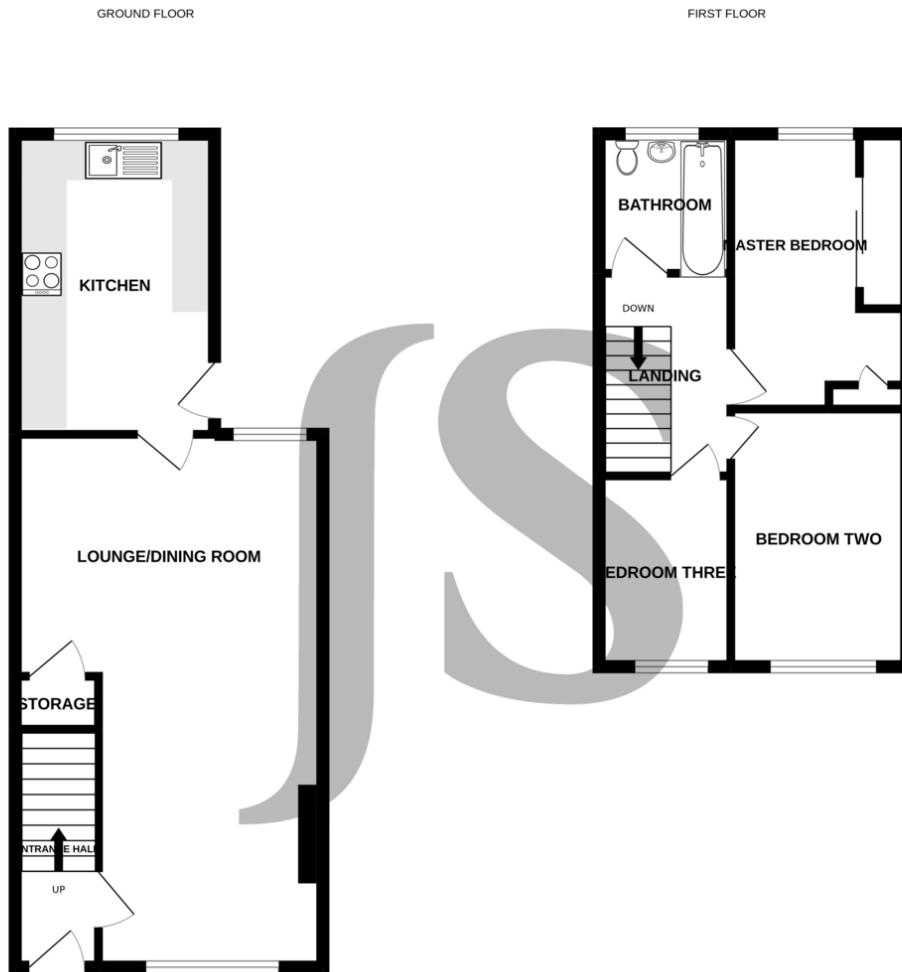
**BEDROOM THREE/HOME OFFICE** 8' 7" x 5' 11" (2.62m x 1.8m) South aspect. Comprising laminate flooring, various power points, pvcu double glazed window, single ceiling light fitting, coving, recessed shelving units.

**MODERN FITTED FAMILY BATHROOM** 6' 3" x 5' 10" (1.91m x 1.78m) North aspect. Comprising tiled flooring, chrome ladder style heated towel rail, low flush wc, hand wash basin with mixer tap, walk in shower cubicle with wall mounted power shower over, fully tiled walls, pvcu double glazed obscure glass window, wall mounted vanity unit mirror.

**FRONT GARDEN** Laid to block paving providing off street parking for approximately two vehicles, dwarf wall enclosed with peashingle area, gated side access.

**FEATURE SUN TRAP REAR GARDEN** Patio area stepping onto artificial lawned area having railway sleeper flower beds, outside lighting, further patio area, outside timber built shed benefitting from power and lighting, water butt, external power sockets, gated side access leading to front driveway, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

## Property Details:

Floor Area: 850.34 sq ft (79sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.