



Bush Farm Drive | Portslade | BN41 2GY

£375,000





We are delighted to offer for sale this spacious two double bedroom end of terrace house situated in this popular North Portslade location with added benefit of garage in nearby compound.



Key Features

- Two Double Bedrooms
- End Of Terrace House
- Spacious Lounge
- Shower Room
- Modern Kitchen/Breakfast Room
- Contemporary Bathroom
- Garage In Nearby Compound
- Sun Trap Rear Garden
- Popular North Portslade Location
- Ideal For First Time Buyers Or Buy To Let
- Pleasant Outlook On To Open Green Space



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Obscure glass pvcu double glazed private front door through to:-

ENCLOSED STORM PORCH Comprising wall mounted electric fusebox, recessed lighting, door through to:-

SPACIOUS LOUNGE North aspect with pleasant views over open green space. Comprising pvcu double glazed window, laminate flooring, two radiators, recessed lighting, coving, stairs to first floor landing, door to Kitchen.

MODERN KITCHEN/BREAKFAST ROOM Comprising laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, inset four ring gas hob with oven below and extractor fan over, space and provision for fridge/freezer, integrated Lamona dishwasher, recessed lighting, laminate flooring, matching integrated cupboard housing wall mounted Glow Worm combination boiler, radiator, opening onto Conservatory.

CONSERVATORY South, East and West aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors out onto rear garden, obscure glass pvcu double glazed windows, radiator, laminate flooring.

FIRST FLOOR LANDING Comprising carpeted flooring, single light fitting, loft hatch access, coving.

BEDROOM ONE North aspect having pleasant views over open green space. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, coving.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, coving, over stairs storage cupboard with hanging rail and shelving.

CONTEMPORARY BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, hand wash basin with mixer tap having tiled splashbacks and vanity unit below, recessed lighting, heated towel rail, vinyl flooring.

EXTERNAL

FRONT GARDEN Mainly laid to lawn with path leading to front door and around to side access gate.

SOUTH FACING REAR GARDEN Stepping out onto patio area with artificial grass, steps up to main garden area also having artificial grass, fence enclosed, gate to rear access leading to garage compound, gate to side access leading out to front garden.

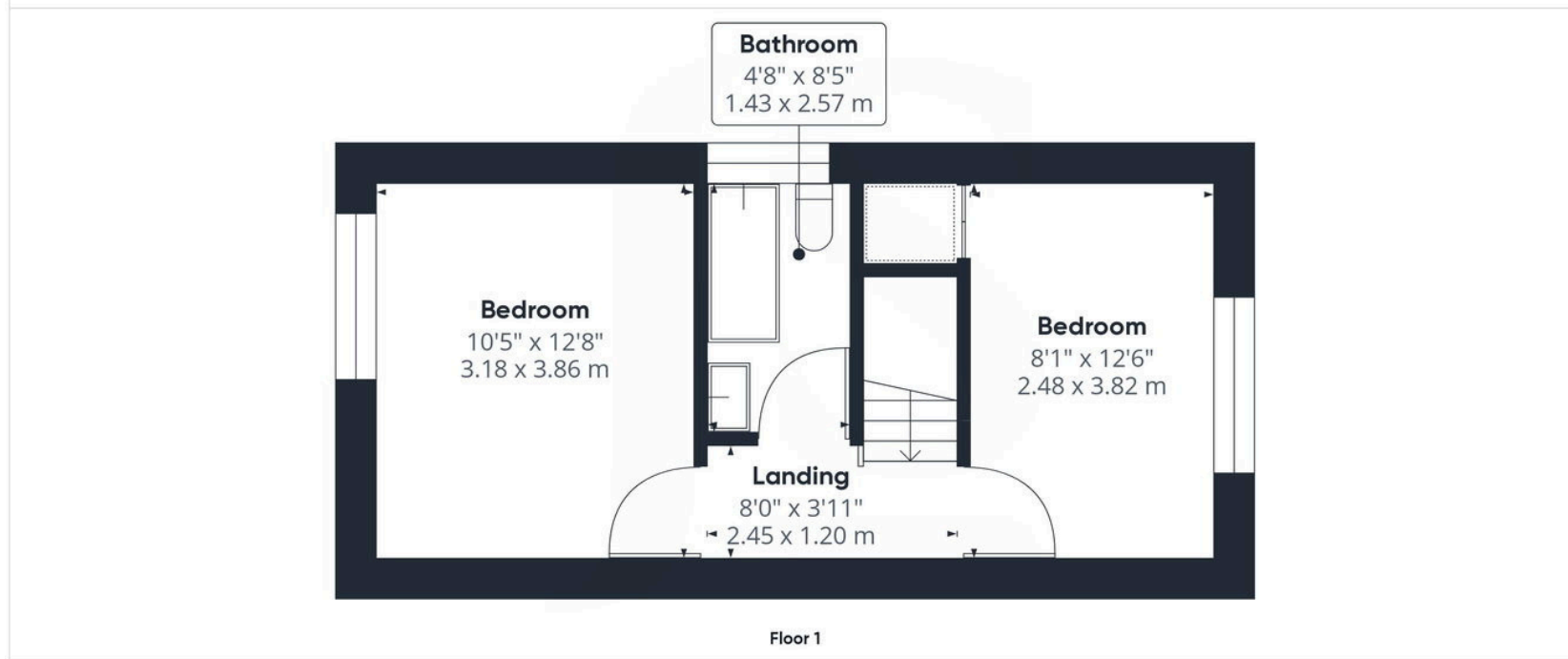
GARAGE In nearby compound with up and over door.

RESIDENTS PARKING To the right of the terrace on a first come first serve basis

LOCATION

Situated in this quiet residential location in the popular Mile Oak area, shopping facilities at Sainsburys can be found nearby with more comprehensive shopping facilities within 1 1/2 miles (15min walk) away in Boundary Road, where you will also find Portslade railway station which has direct links to London. A bus stop can be found at the end of the terrace providing services directly into Brighton & Hove (particularly the No6 taking you to Brighton Station and Churchill Square), whilst the Brighton by-pass giving access to the A27 and A23/M23 to Gatwick and London is to the North.





JS

Approximate total area⁽¹⁾
785.55 ft²
72.98 m²

Reduced headroom
8.93 ft²
0.83 m²

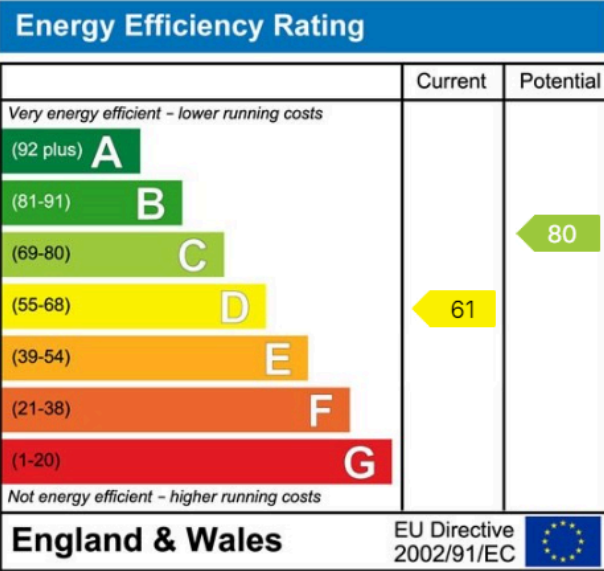
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC): 829sqft
 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.