



## 180 Valley Road, Portslade, East Sussex, BN41 2TJ

A SEMI DETACHED BUNGALOW IN NEED OF SOME MODERNISATION BEING SOLD WITH NO ONWARD CHAIN.

Situated between Wickhurst Road and Drove Crescent. Local shopping facilities can be found in Valley Road and other local shopping parades. An excellent bus service nearby provides access to most parts of Brighton & Hove city including the mainline railway stations. The property is also well situated for local schools, sports centre, doctor and dental surgeries,

- 2 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Wet Room
- Garden
- NO ONWARD CHAIN



**Offers in excess of £325,000**  
**Freehold**

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## FRONT DOOR

Double glazed composite front door with glazed upper panels and fixed side panel.

## LOBBY

Part glazed door to

## ENTRANCE HALLWAY 13'7 LENGTH (4.14m LENGTH)

Ceiling light point, hatch to loft space with fitted ladder, radiator with over shelf, telephone point, cupboard housing electric meter and consumer unit, wall light point, wall mounted digital control panel for central heating and hot water, central heating thermostat control.

## LOUNGE 16'0 x 11'1 (4.88m x 3.38m)

North easterly aspect, double glazed bay with centralised double glazed door providing access to garden, coved ceiling, ceiling light point, wall light point, 2 x radiator, T.V aerial point, feature fire place with fitted gas fire.

## KITCHEN/BREAKFAST ROOM 10'4 x 9'4 (3.15m x 2.84m)

Dual aspect with double glazed window to side, 2 x double glazed windows and centralised double glazed door providing access to garden, strip lighting, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, recessed under cupboard lighting, tiled splash backs, stainless steel single drainer sink unit with hot and cold taps, space and plumbing for washing machine, further space for other appliance, radiator, wall mounted 'Worcester Green Star' gas central heating boiler.

## BEDROOM ONE 13'4 x 11'1 (4.06m x 3.38m)

Maximum measurements, westerly aspect, double glazed window over looking front garden, ceiling light point, wall light point, radiator, built in wardrobes providing hanging space and shelving.

## BEDROOM TWO 10'11 x 10'5 (3.33m x 3.18m)

Double glazed window over looking front garden, radiator, wall light point.

## WET ROOM(FORMERLY BATHROOM)

Fully tiled, ceiling light point, double glazed window with obscured glass, chrome ladder style radiator, wall mounted wash basin with hot and cold taps, wall mounted electric shower, 2 x hand rails, built in seat, airing cupboard housing lagged cylinder as well as providing storage.

## SEPARATE W.C.

White low level W.C, ceiling light point, double glazed window.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with shrubbed border.

### SHARED DRIVEWAY

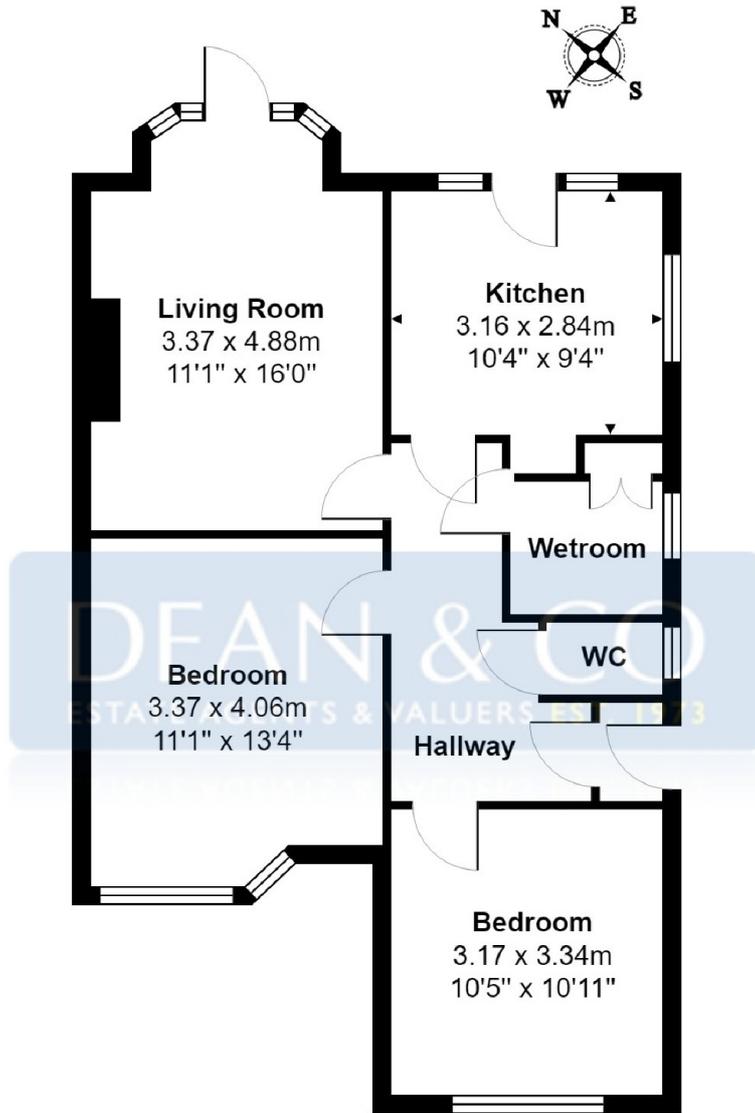
Shared driveway providing access to

### GARAGE

Of good size, in need of some attention.

### REAR GARDEN

Approximately 65ft in length, north easterly aspect, laid to paved patio and good sized lawn, occasional tree and planted shrubs to rear of garden, outside light and power point, gate providing access to driveway, outside water tap.



Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.