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109 Mill Lane

Portslade, BN41 2DF

Offers In Excess Of £400,000

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A WELL PRESENTED EXTENDED TERRACED FAMILY HOME CLOSE TO AMENITIES.

Situated on Mill Lane where local convenience stores can be found at the adjacent Burlington Gardens Parade of shops. Portslade sports Centre, Portslade Train Station and Sainsburys Superstore are all 1 mile away. The property is ideally situated for easy access to the A27 and the A23, local buses pass by providing access to central Hove and Brighton.







ENTRANCE
Canopied entrance, wall mounted light, part glazed uPVC front door into

ENTRANCE HALLWAY
Laid with wood effect laminate flooring, radiator with ornamental cover, mains operated smoke detector, light fitting, fixed pane obscured glass and part glazed door into

LOUNGE 10'6 15'11 (3.20m 4.85m)
Continuation of same wood effect flooring, uPVC double glazed bay window with westerly aspect, radiator with thermostatic valve, fire place and mantel with electric feature fire, coved ceiling, light fitting, understairs cupboard housing meters and providing storage, opening into

KITCHEN DINER 13'9 x 9'5 (4.19m x 2.87m)
Laid with ceramic tiles, roll top work surfaces, tile splash backs, units comprising of cupboards and drawers, space and plumbing for washing machine and dish washer, stainless steel sink and half with drainer, mixer tap, wall mounted Worchester combi boiler, 2 x light fittings, mains operated heat detector, radiator with thermostatic valve, space for dining table, 2 x windows looking onto garden, part glazed uPVC door into garden.

STAIRS
Accessed from entrance hall, laid with carpet, wooden banister.

FIRST FLOOR LANDING
Laid with carpet, pendant light fitting, mains operated smoke detector.

BATHROOM
Laid with lino tiles, ceramic tiles floor to ceiling, panelled bath, chrome fittings with hand held shower, additional electric shower, pedestal sink with chrome fittings, WC pop up waste, uPVC obscured glass window to the rear radiator towel rail, light fitting.

BEDROOM THREE 7'7 x 11'1 (2.31m x 3.38m)
Laid with carpet, radiator with thermostatic valve, uPVC double glazed window over looking the garden, coved ceiling, light fitting, recessed hanging and shelving, mains operated smoke detector.

BEDROOM TWO 11'5 x 10'6 (3.48m x 3.20m)
Laid with carpet, uPVC double glazed window to the front of the property with distant sea views, radiator with thermostatic valve, recess with hanging and shelving, coved ceiling, ceiling fan light, mains operated smoke detector.

BEDROOM FOUR 5'11 x 7'7 (1.80m x 2.31m)
Laid with wood effect laminate flooring, uPVC double glazed window to the front, radiator with thermostatic valve beneath, coved ceiling, light fitting, mains operated smoke detector.

STAIRS
From first floor to

SECOND FLOOR LANDING
Velux window, Light fitting, mains operated smoke detector.

BEDROOM ONE 13'9 x 18'3 (4.19m x 5.56m)
Laid with carpet, 2 x wall mounted reading lights, 2 x Velux windows to the front of property with distant sea views, double glazed window to the rear, recessed spot lighting, mains operated smoked detector, wall mounted radiator, storage cupboard, eaves storage, recess area with hanging space.

ENSUITE SHOWER ROOM
Laid with wood effect laminate flooring, radiator towel rail, shower cubical with glass screen, home fittings, rain fall style shower, vanity unit with insert sink, chrome fittings, low level WC pop up waste, mirror wall mounted cabinet, double glazed window to the rear of property with obscured glass.

OUTSIDE

REAR GARDEN
Laid with decking and patio, currently covered with faux grass, side gate providing access via shared tunnel to front of property, outside light, fence and brick wall surround.

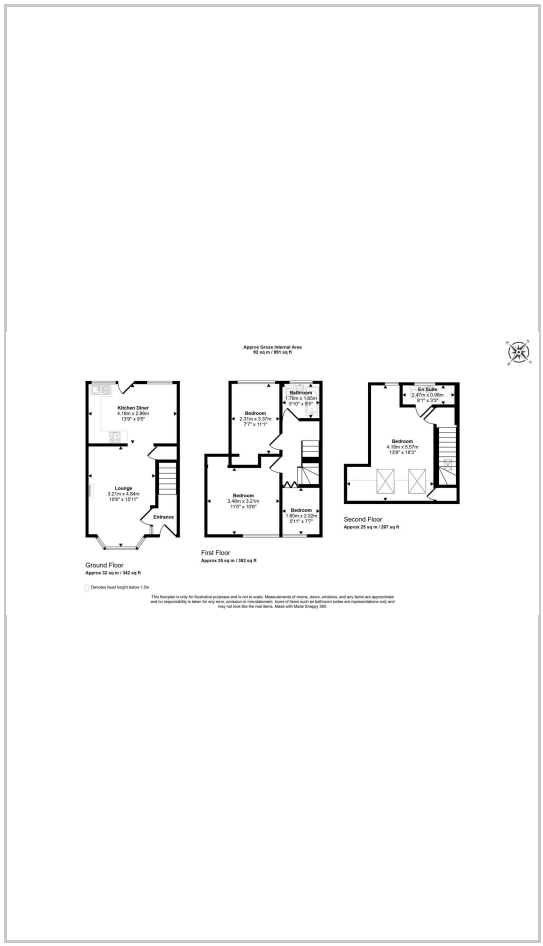
FRONT GARDEN
Laid with block paving providing parking for two cars, slatted fence surround.

COUNCIL TAX
Band C

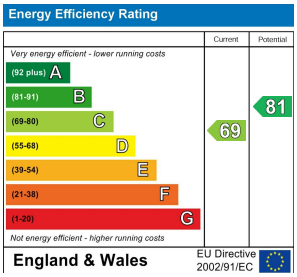
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 The Parade Hangleton Road, Hove, East Sussex, BN3 7LU
Tel: 01273 721061 Email: sales@dean-property.co.uk www.dean-property.co.uk