

165 Mill Lane, Portslade BN41 2FH

Asking Price Of £480,000

- THREE BEDROOMS
- MODERN BATHROOM
- OPEN PLAN KITCHEN/LIVING AND DINING ROOM
- CLOAKROOM
- UTILITY ROOM
- PRIVATE DRIVE WITH ELECTRIC CAR CHARGING POINT

Whitlock and Heaps are pleased to bring to market this excellent family home that has been skilfully extended by the present owners to now feature a stunning open plan kitchen/dining and living room with bi-folds doors leading to the secluded rear garden. To the ground floor there is also a separate sitting room with three bedrooms on the first floor and a modern bathroom. The house is approached via a private drive offering parking for two vehicles, there is side access leading to the secluded rear garden with two patio areas and a door into the garage.

Situated in this convenient location within easy reach of the A23/27. Portslade and Hove centres are within easy reach along with Portslade mainline station.

ENTRANCE HALL Radiator, understairs storage.

OPEN PLAN KITCHEN/LIVING AND DINING ROOM

Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent worksurface with range of cupboards and drawers under, matching eye-level wall cupboards, 'Rangemaster' gas cooker, stainless steel extractor over, integrated dishwasher and wine rack, space for American style fridge/freezer, UPVC double glazed window, tiled floor, radiator, bi-fold doors to garden.

FEATURE SITTING ROOM Gas fire with carved surround and mantle over, UPVC double glazed bay window, radiator.

UTILITY AREA Plumbing for washing machine and tumble dryer, worksurface with cupboards over.

CLOAKROOM Comprising low level w.c., wash-hand basin, UPVC double glazed window, tiled floor.

FIRST FLOOR

LANDING Hatch to loft space, UPVC double glazed window.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed bay window, radiator.

BEDROOM 2 Range of fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath with shower over and glazed folding shower screen, wash-hand basin with drawers under, low level w.c., tiled walls and floor, heated ladder style towel rail.

OUTSIDE

PRIVATE DRIVE Offering parking for two vehicles.

REAR GARDEN Laid to lawn with two patio areas, gate offering side access.

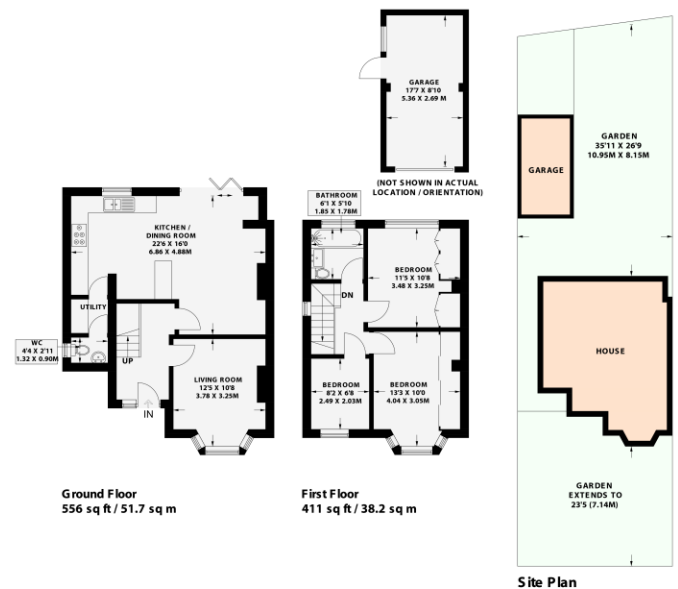
GARAGE Power and light, side door to garden, up and over door to front.

MILL LANE

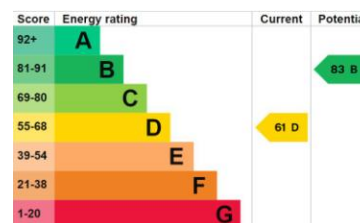
PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE)
967 sq ft / 89.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)
1124 sq ft / 104.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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