



## 212 Valley Road

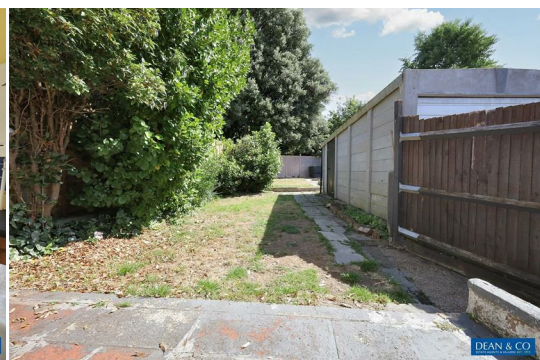
Portslade, BN41 2TJ

Offers In The Region Of £375,000



AN EXTENDED SEMI DETACHED CHALET BUNGALOW NEAR AMENITIES AND BUS LINKS BEING SOLD WITH NO ONWARD CHAIN

Situated between Chalky Road and Drove Road. Local shopping facilities can be found in Valley Road and Mile Oak Road. The local 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 surgery.





COVERED SIDE ENTRANCE

Light point.

FRONT DOOR

Double glazed front door opening into

ENTRANCE HALLWAY

'L' shaped entrance hallway, ceiling light point, radiator, cupboard housing electric consumer unit and electric meter, wall mounted central heating thermostat control, understairs storage cupboard.

LOUNGE 12'4 x 10'9 (3.76m x 3.28m)

Coved ceiling, ceiling light point, two light wall points, radiator, feature fireplace with wooden surround, T.V aerial point, telephone point, double glazed bay window to rear with centralised door providing access to garden.

KITCHEN/BREAKFAST ROOM 10'6 x 9'2 (3.20m x 2.79m)

Dual aspect with two windows looking onto rear garden with centralised door providing access to garden, further window to the side of the property. Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, tiled splashbacks, tiled floor, wall mounted 'Worcester' gas central heating boiler with adjacent control panel for heating and hot water, space and plumbing for washing machine, further space for other appliances, stainless steel single drainer sink unit with mixer tap, breakfast bar, recessed cooker space with tiled surround.

BEDROOM ONE 13'7 x 9'7 (4.14m x 2.92m)

Double glazed bay window to front overlooking front garden, coved ceiling, ceiling light point, radiator.

BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)

Double glazed window to front overlooking front garden, coved ceiling, ceiling light point, radiator.

SEPARATE W.C.

Fitted with white low level W.C. painted panelled walls to dado rail, ceiling light point, coved ceiling, double glazed window with obscure glass.

BATHROOM 5'11 x 5'5 (1.80m x 1.65m)

Fitted with white suite comprising of pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap, part tiled walls, double glazed window with obscure glass, radiator, airing cupboard housing lagged cylinder with slatted shelving over.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Two eaves storage cupboards, ceiling light point.

BEDROOM THREE 15'9 x 6'2 (4.80m x 1.88m)

Dual aspect with two double glazed windows to the front and rear of the property, feature character sloping ceiling, two radiators, eaves storage cupboard.

OUTSIDE

FRONT GARDEN

Laid to shingle stone off street parking.

DRIVEWAY

Shared driveway leading to

GARAGE 16'10 x 8'4 (5.13m x 2.54m)

Detached garage with up and over door, service door to side, window to rear.

REAR GARDEN

In excess of 70ft approximately. Easterly aspect. Paved patio, gate providing side access to shared driveway, remainder of garden lid to lawn with shrub borders, further lawn and concrete hardstand to rear of garage.

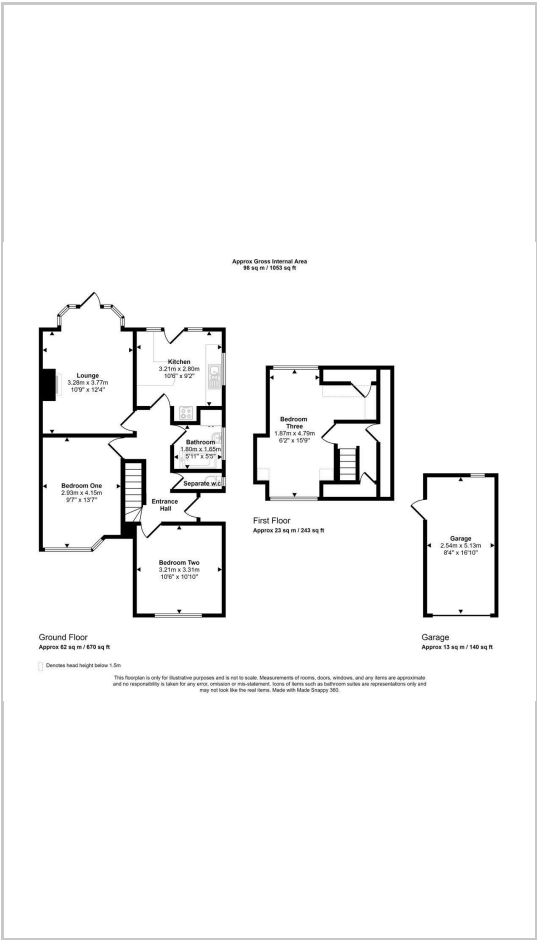
COUNCIL TAX

Band C

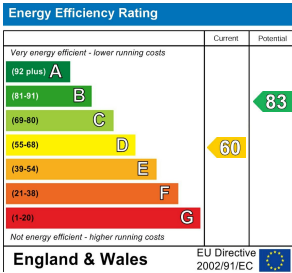
Area Map



Floor Plans



Energy Efficiency Graph



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