



86 Melrose Avenue

Brighton, BN41 2LS

Offers In The Region Of £425,000



A BRIGHT AND AIRY SEMI DETACHED BUNGALOW WITH SOUTH WESTERLY REAR GARDEN OFFERING SEA VIEWS

Situated in Melrose Avenue in between Mile Oak Road and Applesham Way, just off Old Shoreham Road, Portslade. Portslade Old Village High Street is close by with its local shopping and bus service which can be found in Mile Oak Road or Old Shoreham Road providing access to most parts of town as well as the mainline railway stations. More local extensive shopping can also be found in Southwick Square or the Holmbush Centre in Shoreham where there is a Tesco superstore and M&S.



SIDE ENTRANCE

Canopied entrance, light point.

FRONT DOOR

Composite part glazed front door opening into

ENTRANCE HALLWAY

Floor laid with ceramic tiles, cupboard housing utility meters, ceiling light point, coved ceiling, hatch to loft space, radiator with thermostatic valve, smoke detector, 'Nest' wall mounted control for central heating.

LOUNGE 10'9 x 14'8 (3.28m x 4.47m)

Floor laid with wood effect Karndean flooring, recessed spotlighting, feature chimney fireplace with exposed brick and decorative opening, T.V. aerial point, telephone point, radiator with thermostatic valve, feature arch opening through to

DINING AREA 8'0 x 7'5 (2.44m x 2.26m)

Continuation of Karndean flooring, recessed spotlighting, double glazed sliding patio door providing access to garden, part glazed door opening to

KITCHEN 9'9 x 15'4 (2.97m x 4.67m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, tall cupboard housing 'Glow-worm' combination boiler, quartz square edge work surfaces with return, electric hob with extractor hood over & splashback, feature square bay with double glazed windows offering distant sea views, composite sink and drainer unit with mixer tap, space and plumbing for washing machine & tumble dryer, space and plumbing for dishwasher, space for American style fridge freezer, radiator, floor laid with wood effect Karndean flooring, recessed spotlighting, space for dining table.

BEDROOM ONE 11'11 x 13'11 (3.63m x 4.24m)

Exposed wooden floorboards, built in wardrobes providing hanging and shelving space, ceiling light point, double glazed window to the front of the property, radiator beneath.

BEDROOM TWO 9'10 x 10'2 (3.00m x 3.10m)

Double glazed bay window to the front of the property with fitted blinds, easterly aspect, radiator beneath, exposed wooden floor boards, ceiling light point.

BATHROOM 5'7 x 5'10 (1.70m x 1.78m)

Fitted with white panelled bath, chrome mixer tap, rainfall style shower with separate handheld rinser, glass shower screen, metro style part tiled walls, floor laid with ceramic tiles, recessed spotlighting, double glazed window with obscure glass to the side of the property, wood style vanity unit with storage cupboard, ceramic counter wash hand bowl with mixer tap, radiator towel rail.

SEPARATE W.C.

Fitted with low level W.C. pop up waste, floor laid with ceramic tiles, double glazed window with obscure glass to the side of the property, centralised ceiling light point, wall mounted radiator with thermostatic valve.

OUTSIDE

PRIVATE DRIVEWAY

Brick block paving providing off street parking for several cars

FRONT GARDEN

Paved patio with mature shrub borders, dwarf wall.

REAR GARDEN

South westerly aspect, laid to paved patio, small lawn, distant sea views

SIDE GARDEN

Laid to concrete, providing space for seating area, raised veg beds, shed, side gate with access to front of property, outside lighting

GARDEN ROOM (FORMALLY GARAGE) 7'10 x 15'8 (2.39m x 4.78m)

Currently used a gym with panelled walls, electric heating, dual aspect windows to either side, uPVC glazed door, concealed up and over garage door if you want to revert to garage use.

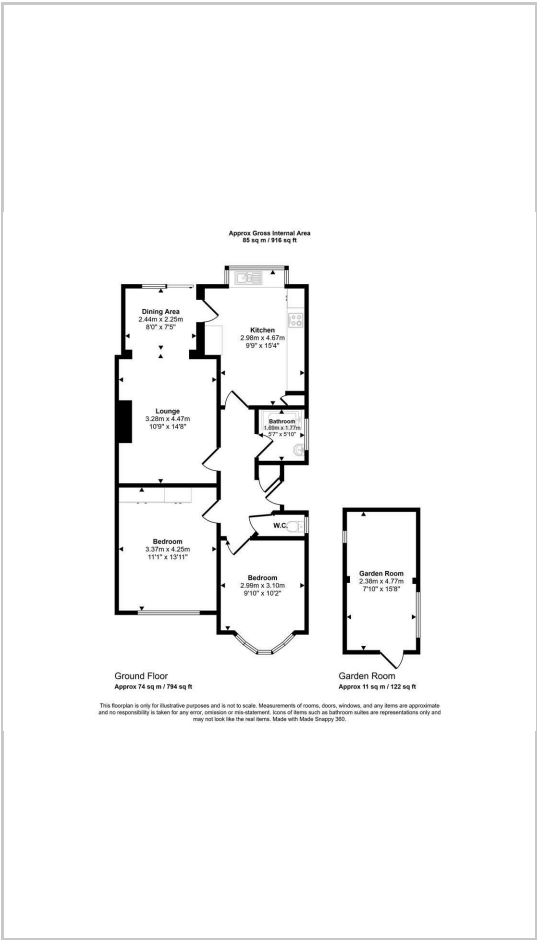
COUNCIL TAX

Band C

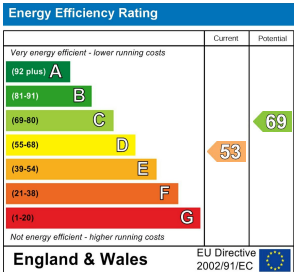
Area Map



Floor Plans



Energy Efficiency Graph



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