

Spencer
& Leigh



95 Oakdene Crescent, Portslade, Brighton, BN41 2RR

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Price £375,000 - Freehold

- Extended Semi-detached bungalow
- Two double bedrooms
- Immaculately presented
- Spacious Lounge/dining room
- Stylish kitchen
- Modern bathroom & Separate W.C
- Large garden backing onto the South Downs
- Potential to extend STNC
- Garage
- Exclusive to Spencer & Leigh

This immaculately presented semi-detached bungalow offers a delightful blend of comfort and style. The property features two double bedrooms, making it an ideal home for couples or small families.

Upon entering, you are welcomed by a generous lounge and dining area, perfect for both relaxation and entertaining. The stylish kitchen is well-equipped, providing a modern space for culinary pursuits. The modern bathroom adds to the overall appeal, ensuring convenience and comfort.

One of the standout features of this bungalow is the large garden, which boasts a gate that opens directly onto the picturesque South Downs, offering a serene backdrop for outdoor activities and leisurely strolls. The property also benefits from a shared drive leading to a garage, providing parking or useful storage.

With potential to extend, subject to necessary consents, this home presents an exciting opportunity for those looking to personalise their living space. Whether you are seeking a peaceful retreat or a vibrant community, this bungalow in Portslade is a remarkable find that combines modern living with the beauty of nature. Do not miss the chance to make this lovely property your own.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.



Entrance
Entrance Hallway

Sitting Room
14'11 x 9'10

Dining Room
10'3 x 9'10

Kitchen
12' x 8'2

Bedroom
12'3 x 9'10

Bedroom
11'9 x 9'3

Family Bathroom

Separate W/C

OUTSIDE

Rear Garden

Garage
17'7 x 8'11

Property Information

Council Tax Band C: £2,4182.92 2025/2026

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Garage, shared driveway and un-restricted on street parking

Broadband: Standard 6 Mbps, Superfast 51 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



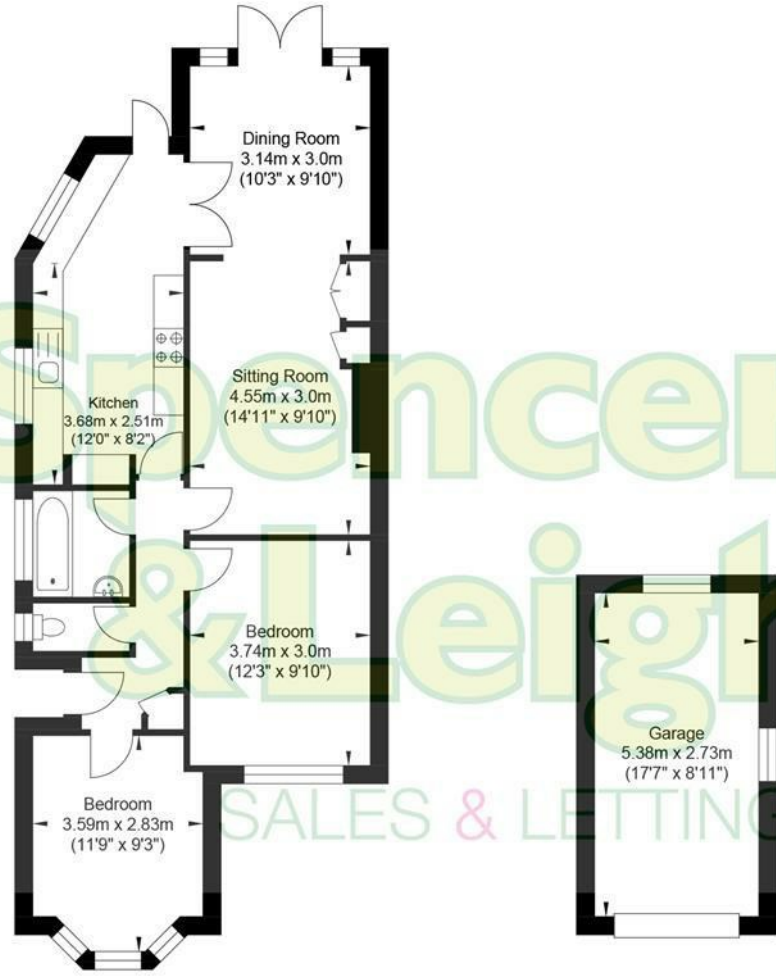
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Oakdene Crescent



Floor Plan
Approximate Floor Area
724.41 sq ft
(67.30 sq m)

Garage
Approximate Floor Area
158.12 sq ft
(14.69 sq m)

Approximate Gross Internal (Excluding Garage) Area = 67.30 sq m / 724.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.