

Spencer
& Leigh



125 North Lane, Portslade, East Sussex, BN41 2HH

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Offers In The Region Of £350,000 - Freehold

- Extended Detached bungalow
- Two good size bedrooms
- 22' Lounge/dining room overlooking the rear garden
- Modern fitted kitchen with integrated washing machine
- Popular residential location
- No onward chain
- Shared driveway leading to a Garage
- Well presented throughout
- Easy to maintain rear garden with gated side access
- Internal inspection recommended

This charming two-bedroom detached bungalow is nestled in a prime Portslade location, conveniently close to local amenities. Upon entering, you're greeted by two generously-sized bedrooms that offer comfort and versatility. The modern fitted bathroom suite, along with a separate WC, ensures both style and practicality.

The heart of the home is an inviting extended living room, bathed in natural light from the patio doors that open to the picturesque rear garden. The contemporary kitchen boasts sleek high-gloss units and an integral washing machine, perfect for today's lifestyle.

Step outside to discover a delightful garden with steps leading to a level lawn area, surrounded by beautifully maintained fencing and lush hedges. A shared driveway provides easy access to a garage, adding to the property's convenience.

Offered with no ongoing chain, this lovely home awaits your visit. An internal inspection is highly recommended to truly appreciate the generous space and charm it has to offer!



North Lane is in the heart of Portslade with access to a host of amenities in Valley Road and what are considered to be good schools catering for all ages. The Holmbush shopping centre with M&S, Next and Tesco Superstore are a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance
 Entrance Hallway
 Lounge
 12'5 x 10'2
 Dining Room
 10'2 x 8'8
 Kitchen
 11'3 x 8'1
 Utility Room
 6'2 x 5'4
 Bedroom
 12'4 x 10'10
 Bedroom
 10'2 x 9'7
 Family Bathroom
 Separate W/C
 OUTSIDE
 Rear Garden
 Garage

Property Information
 Council Tax Band C: £2,182.92 2025/2026
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Garage, Shared Driveway and un-restricted on street parking
 Broadband: Standard 9 Mbps, Superfast 39 Mbps, Ultrafast 1800 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.

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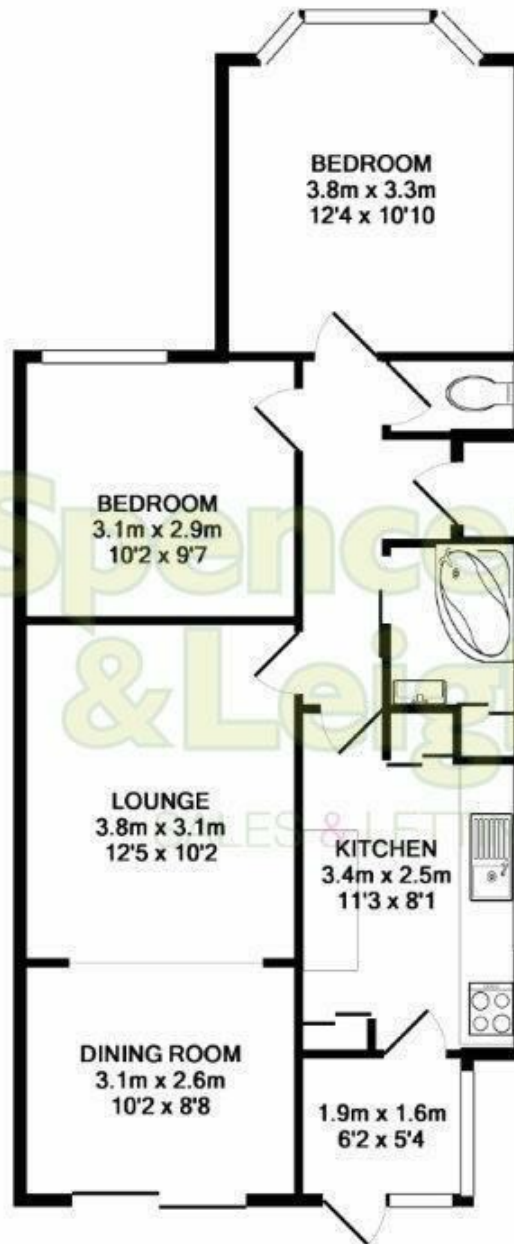


Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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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TOTAL APPROX. FLOOR AREA 61.9 SQ.M. (667 SQ.FT.)
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