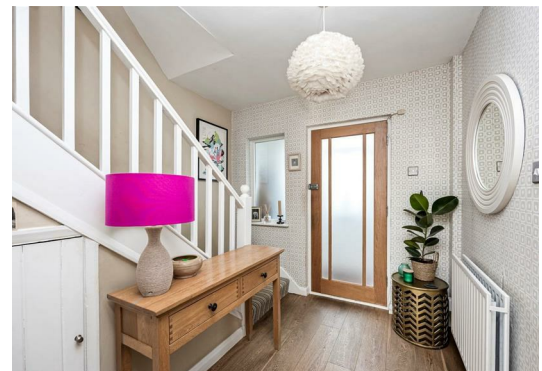




**106 Mill Lane
Portslade
BN41 2FH**

The Weatherill Property Group are very pleased to present this well designed and extended semi-detached family home with benefits including a sizeable south and west facing rear garden, a family sized open plan kitchen/dining room and a main bedroom with en-suite facilities, located close to Easthill Park within the ever popular Portslade area.



Offers In The Region Of £500,000 Freehold



Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 3 levels the accommodation briefly comprises: 4 bedrooms, an en-suite wc and basin, a family bathroom, a reception hallway, a large family sized open plan kitchen/dining room and an entirely separate lounge. In terms of outside space, the property has the benefit of a pretty front garden, a side access, useful garden storage/utility space and a delighted south west facing lawned rear garden.

The property is offered for sale in excellent decorative order throughout, has gas central heating and double glazing and is extremely well located close to good schools, transport links and green space.

- AN IMPRESSIVE 3 STOREY EXTENDED FAMILY HOME
- 4 BEDROOMS
- A FAMILY SIZED OPEN PLAN KITCHEN/DINING ROOM
- ENTIRELY SEPARATE 'GROWN UPS' LOUNGE
- A LARGE SOUTH AND WEST FACING LEVEL REAR GARDEN
- USEFUL GARDEN STORAGE/UTILITY AREA

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



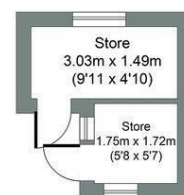
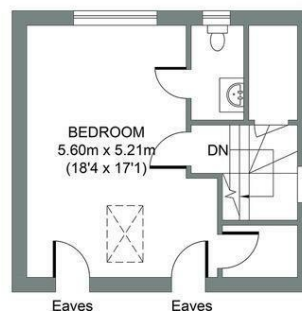
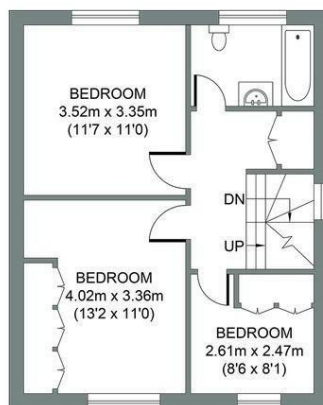
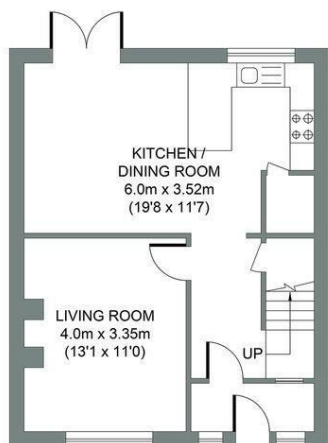
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
45.72 sq m / 492.12 sq ft

GROUND FLOOR
Approximate Gross Internal Area
45.72 sq m / 492.12 sq ft

SECOND FLOOR
Approximate Gross Internal Area
29.18 sq m / 314.09 sq ft

OUTBUILDING
Approximate Gross Internal Area
7.52 sq m / 80.94 sq ft



MILL LANE

Total Area (Excluding Outbuilding) : 120.62m² = 1298.33ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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