

## 206 Valley Road, Portslade BN41 2TJ

Asking Price Of £365,000

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- OFF ROAD PARKING FOR TWO CARS
- MODERN WETROOM
- SPACIOUS LIVING ROOM
- SOUGHT AFTER LOCATION
- GARAGE WITH NEW ROOF
- TWO YEAR OLD ELECTRICS AND BOILER
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this two bedroom semi-detached bungalow boasting good sized rooms, off road parking for two cars and a large garden. The property has potential for extensions and conversions (STNC) and is brought to market with no onward chain. There has been a new boiler and electrics fitted within the last three years as well as a new garage roof. The bungalow is double glazed throughout.

You are within close proximity to bus routes making transport easy into the city centre, as well as being a short distance to the A27 slip road. Portslade Old Village is also close by, with its pubs and local shops. Sainsbury's superstore and the Holmbush shopping centre are also a short drive away for larger supermarkets and petrol stations. There are Schools for all age groups in the vicinity.

**ENTRANCE PORCH** with light.

**ENTRANCE HALL** Cupboard housing electrics, loft hatch, radiator, doors to all rooms, thermostat control unit.

**LIVING ROOM** Fireplace with electric fire, UPVC double glazed bay window, radiator, door to garden.

**KITCHEN** Incorporating sink unit with large bowl, mixer tap and drainer, vinyl work surfaces with cupboards below and adjacent matching cupboards at eye-level, 4-ring 'Lamona' hob with oven below and extractor above, space for washing machine, condenser dryer, fridge/freezer, dual aspect UPVC double glazed window, door to garden.

**BEDROOM 1** UPVC double glazed window overlooking front, radiator.

**BEDROOM 2** UPVC double glazed window overlooking front, radiator.

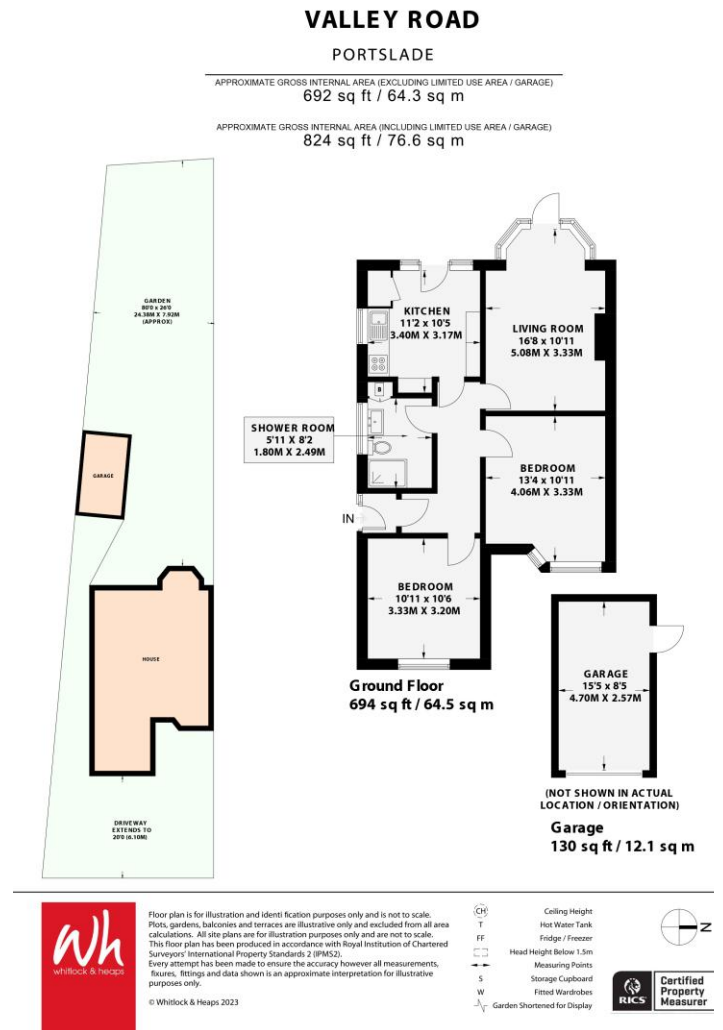
**SHOWER ROOM** White walk-in shower wet room, being mostly tiled, 'Mira' shower control panel, cupboard housing 'Alpha' combination gas boiler, vanity wash-hand basin, w.c. with arm guards, heated towel rail, extractor fan, UPVC double glazed frosted window.

## OUTSIDE

**FRONT GARDEN** Off road parking for two cars with shared access to garage.

**REAR GARDEN** Mainly laid to lawn with small patio, fenced to the rear and side.

**BRICK BUILT GARAGE** With electrics, up and over electric door.



### Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

### Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



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