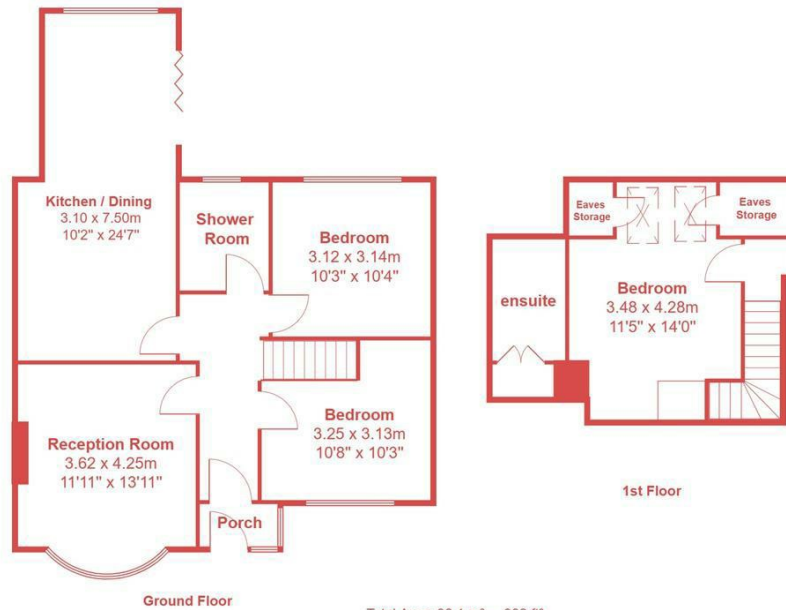




- Three Bedroom Semi Detached Chalet
- En-Suite To Bed Three/Loft Room
- Two Parking Spaces
- Extended On The Ground Floor
- Raised Patio Area
- Large Modern Kitchen Diner
- Large Rear Garden
- Good Size Separate Lounge
- Family Shower Room/WC
- East & Southerly Aspect.

# Stanley Avenue, Portslade, Brighton

Price: £400,000 Freehold



Total Area: 92.1 m<sup>2</sup> ... 992 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Cox & Co are pleased to bring this charming extended three-bedroom chalet bungalow to the market.

The property has been extended on both the ground and first floor, so it now has three bedrooms; the loft room/bedroom three also has an en-suite shower room WC.

The accommodation is laid out as follows on the ground floor, and you have a separate lounge and a good-sized modern fitted modern kitchen dining room with bifold doors overlooking the newly installed decking area and large rear garden. On the ground floor are two bedrooms and a modern shower room/WC; on the first floor, there is an additional bedroom/loft room with an en-suite bathroom and WC.

Outside, the property has a large east and south-facing rear garden, a patio /BBQ area, and a good-sized decking area.

To the front, you have a private driveway with parking for two family cars, and this could also be increased to offer additional parking.

For viewing, please call Cox & Co.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	

