



## 18 OAKDENE CRESCENT BRIGHTON, BN41 2RP

FREEHOLD

GUIDE PRICE £350,000 - £375,000. Nestled in the charming Oakdene Crescent, Portslade, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and modern living. The property is in excellent condition throughout, making it an ideal choice for those seeking a home that is ready to move into.

The hub of the home has to be the modern open-plan kitchen, lounge, and dining area. Perfect for modern day living, the design creates a warm and inviting atmosphere, great for both entertaining guests and enjoying quiet evenings at home. The kitchen is well-equipped, ensuring that culinary enthusiasts will find it a joy to cook in.

The bungalow boasts two generously sized double bedrooms as well as a nice size modern shower room.

Outside, the property features both front and rear gardens. The rear garden is particularly noteworthy, with a raised decking area providing gorgeous views across towards the South Downs, creating a picturesque backdrop. The main lawned area is the perfect blank canvass for garden enthusiasts to add their stamp.

This bungalow is not just a home; it is a sanctuary that combines modern living with the beauty of nature. With its prime location in Portslade, you will find yourself within easy reach of local amenities, transport links, and the stunning coastline of Brighton. This property is a must-see for anyone looking to embrace a tranquil lifestyle at the edge of the bustling city.

# Nicholas James

SALES LETTINGS AUCTIONS









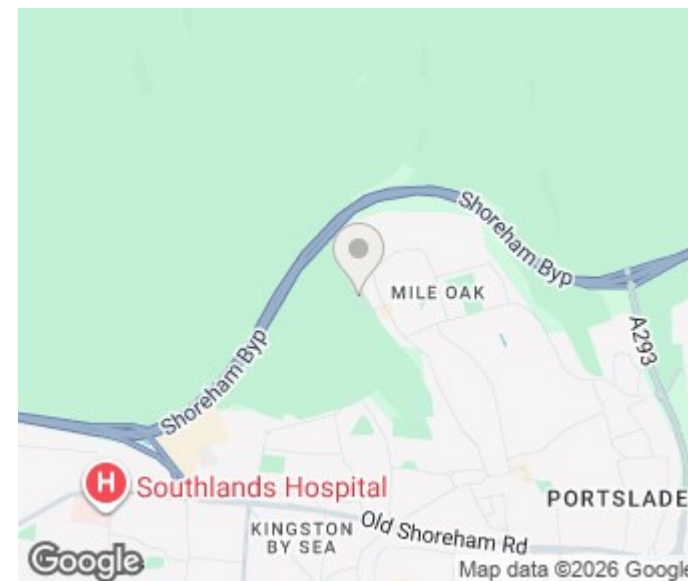


## Oakdene Crescent

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320360)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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