



Bungalow - Detached (EPC Rating:)

**3 OAKDENE CRESCENT, PORTSLADE,
BN41 2RP**

£1,650

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom Bungalow - Detached located in Portslade

*** 3 BEDROOMS // IDEAL FAMILY HOME // GARDEN ***

Aston Vaughan are delighted to bring to the market this charming 3 bedroom bungalow in the popular family area of Mile Oak.

Benefitting from 3 double bedrooms, a modern bathroom and a spacious open plan kitchen/living area leading to a sizeable garden!

With the co-op & the Mile Oak Inn on your doorstep, this property is ideally located in The Mile Oak area with more local shopping facilities can be found in Graham Avenue and Valley Road. A more comprehensive range of shopping facilities are available in Boundary/Station Road, along with Portslade mainline railway station.

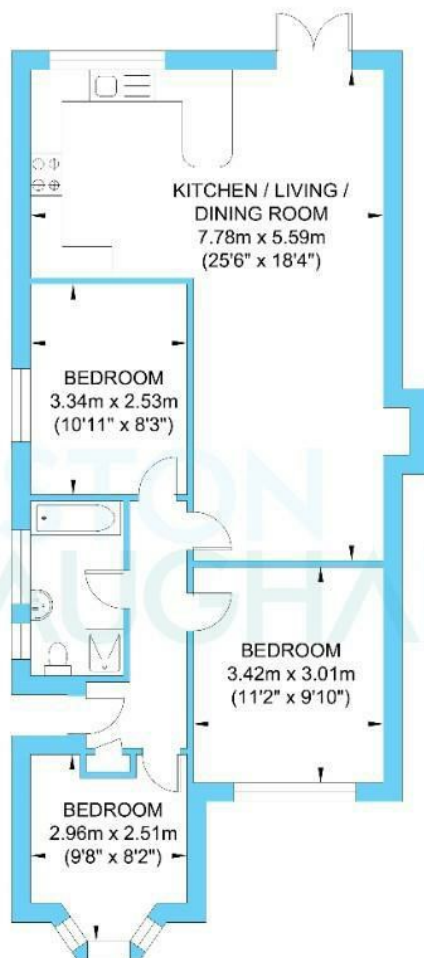
There are regular bus services nearby, giving access to surrounding areas and there is a full range of schools and a modern health centre nearby. There is also easy access to the A27.

Mile Oak Road is not currently in a parking zone.

Council Tax Band: D



Oakdene Crescent



Ground Floor
Approximate Floor Area
729.47 sq ft
(67.77 sq m)

Approximate Gross Internal Area = 67.77 sq m / 729.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

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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 are advised to recheck the measurements.