



**Stonery Close, Portslade, East Sussex BN41 2TD**  
**Guide Price £350,000 Freehold**

- Three Bedrooms
- 17 ft Lounge
- Modern Kitchen
- Re fitted Wet Room
- 95 ft Rear Garden
- Chain Free



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(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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This terraced house, located in a cul de sac, has been well maintained and is offered for sale in good decorative order. THREE BEDROOMS, 17 ft lounge, MODERN FITTED KITCHEN, re fitted wet room, upvc double glazing, gas central heating, 95 FT REAR GARDEN, chain free, convenient for local shops and schools

**COVERED PORCH**

frosted upvc double glazed front door to

**ENTRANCE HALL**

tiled floor, stairs to the first floor, radiator, door to

**KITCHEN**

12'4 x 7'11 (3.76m x 2.41m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surround, base and eye level units including a corner carousel and wine rack, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for washing machine, space for fridge freezer, further storage cupboard, tiled floor, upvc double glazed window, upvc double glazed door to the garden

**LOUNGE**

17'8 x 10'3 (5.38m x 3.12m)

fireplace with tiled hearth, laminate flooring, radiator, dual aspect upvc double glazed windows

**FIRST FLOOR LANDING**

airing cupboard housing a 'Worcester' gas combination boiler, loft access via a retractable loft ladder, door to

**BEDROOM ONE**

14'8 x 11'5 (4.47m x 3.48m)

radiator, built in wardrobe, upvc double glazed window with views over Mile Oak

**BEDROOM TWO**

11'2 x 7'2 (3.40m x 2.18m)

radiator, laminate flooring, upvc double glazed window

**BEDROOM THREE**

11'4 x 7'10 (3.45m x 2.39m)

radiator, upvc double glazed window

**RE FITTED WET ROOM**

comprising of a fitted shower, wash hand basin, low level wc, ladder style heated towel rail, underfloor heating, tiled floor, tiled walls, frosted upvc double glazed window

**SOUTH WEST FACING REAR GARDEN**

95' (28.96m)

large area of lawn, various shrubs and flower and shrub beds, garden shed, outside tap, side gate, screened by panel fencing and hedgerow

**FRONT GARDEN**

mainly laid to lawn, flower and shrub beds, picket fence

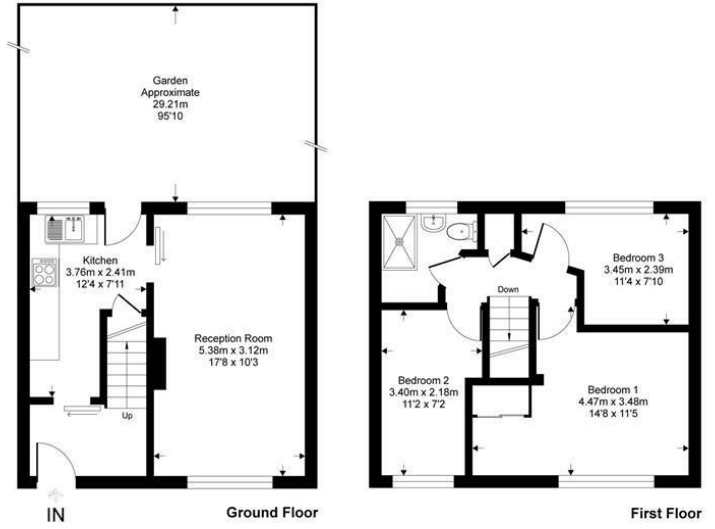
**THE LOCATION**

in a cul de sac with local shops and schools nearby, and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes' drive

Council Tax Band B



**Stonery Close, BN41**  
Approximate Gross Internal Area = 65 sq m / 698 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green