



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		85
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		83
EU Directive 2002/91/EC		

# SINNOTT GREEN

Sales & Lettings



**2 Southdown Road, Portslade Village, East Sussex BN41 2HN**  
**To Let: £1,500 PCM**



- Charming Period Home
- Semi Detached
- Two Large Bedrooms
- Two Reception Rooms
- Lovely Gardens
- Village Location
- Pet considered



**\*\*OPEN DAY SATURDAY 20TH SEPTEMBER\*\*** Please email for a pre viewing application

Tenant(s) referencing qualifying criteria:

Tenants In permanent employment with annual combined income £50,000+ or UK resident guarantor(s) with annual income £54,500 + will be required. Clean Credit file with no CCJ's. SORRY NO RENT IN ADVANCE. Quiet house trained pet considered as landlords discretion

A rare opportunity to rent a charming former brewery cottage situated in the heart of Portslade Old Village which provides local shops, schools and regular bus routes the city. Internally the property retains much charm and character including cast iron fireplaces, sash windows, wood panel doors and stripped wooden floorboards. Externally the property features a wonderful west aspect garden which will appeal to keen gardeners. Additional features include two large bedrooms, separate dining room and large first floor bathroom.

**Entrance Hall**

Sash window, staircase leading to first floor, radiator, stripped wooden floorboards, wood panel doors to:

**Sitting Room**

14'5 x 12' (4.39m x 3.66m)

Sash window, stripped wooden floorboards, tiled fireplace, picture rails, storage cabinet, radiator.

**Dining Room**

12'1 x 12' (3.68m x 3.66m)

Sash window overlooking rear garden, stripped wooden floorboards, radiator, tiled fireplace, understairs storage cupboard, wood panel door to:

**Kitchen**

Sash window over looking rear garden, tiled flooring, radiator, part tiled walls, modern kitchen units with matching drawers, granite effect rolled edge working surfaces, inset stainless steel sink unit, integral four ring hob with matching oven & canopied extractor hood, wall mounted gas boiler, space & plumbing for washing machine, space for tall fridge freezer, rear door to garden.

**First Floor Landing**

Sash window to side, stripped wooden floorboards, walk in storage cupboard with shelving, wood panel doors to:

**Bedroom One**

12' x 10'10 (3.66m x 3.30m)

Sash window, stripped wooden floorboards, cast Iron fireplace, radiator, built in linen cupboard.

**Bedroom Two**

12'1 x 10'10 (3.68m x 3.30m)

Sash window, stripped wooden floorboards, cast Iron fireplace, radiator, built in wardrobe cupboard,

**Bathroom**

12' x 8'8 (3.66m x 2.64m)

Sash window, radiator, extractor fan, part tiled walls, cast Iron fireplace, pedestal wash hand basin, low level WC, panel enclosed bath, independent Mira shower unit.

**Outside**

Rear garden - Sunny West aspect, brick built store, timber garden shed, mainly laid to lawn, enclosed with panel fencing, well stocked flower beds, side access path.

