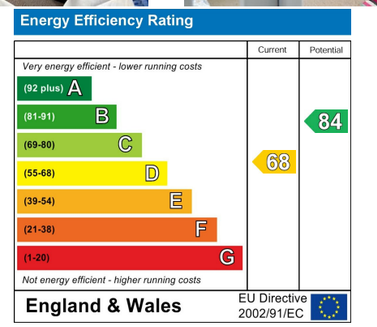

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SINNOTT GREEN

Sales & Lettings

Heathfield Drive, Portslade, Sussex BN41 2YT
£350,000 Freehold

- Semi Detached Family Home
- Three Bedrooms
- Well Presented
- Re-Fitted Kitchen/Dining
- Family Bathroom
- Sep WC
- Garage
- South Aspect Rear Garden

A well presented semi detached family home located in a quiet residential crescent within the popular Mile Oak area of Portslade within a short stroll of local shops, schools and bus routes at Graham Avenue. Features include, three bedrooms, re-fitted kitchen with adjacent open dining space, separate lounge, replacement upvc double glazing & gas central heating. Additional features include garage and south aspect rear garden.

Entrance Hall
Approached by replacement composite double glazed front door, LVT flooring, radiator, telephone point, staircase to first floor.

Living Room
Double aspect replacement upvc double glazed windows, cast iron wood burner, radiator.

Sep WC
Double glazed window with patterned glass, tiled flooring, bathroom cabinet, low-level WC

Family Bathroom
Double glazed window with patterned glass, fully tiled walls and flooring, pedestal wash hand basin, panelled enclosed bath, electric shower unit.

Re-Fitted Kitchen
Re-fitted wall and base units with matching drawers, wood effect effect working surfaces with inset non scratch composite sink unit, integral dishwasher & fridge freezer, space & plumbing for washing machine, built in 4 four ring induction hob with panel splash back, matching electric fan assisted oven, canopied extractor fan, vinyl flooring, under stairs storage cupboard housing meters, open walk through to:

Dining Area
Upvc double aspect double glazed windows over looking rear garden, space for dining table, LVT flooring, under floor heating with digital controls & timer, double glazed door to rear garden.

First Floor Landing
Access to roof space via loft hatch, doors to:

Bedroom One
Replacement upvc double glazed window, radiator, double storage cupboard with slatted shelving housing Worcester gas boiler.

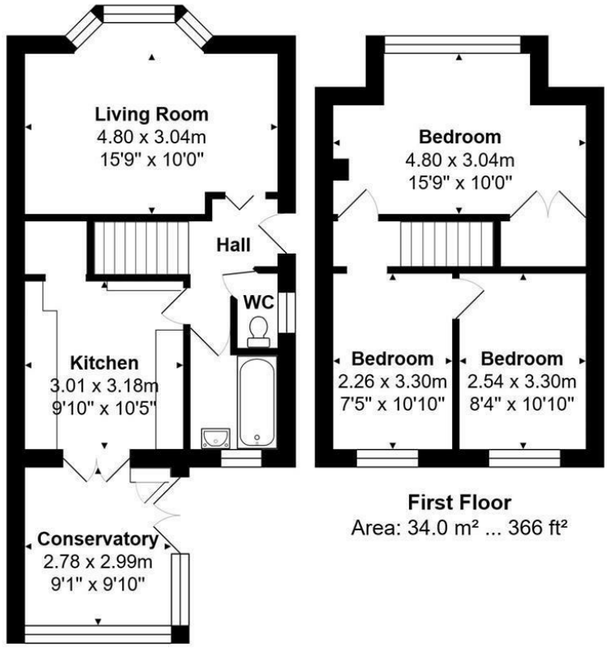
Bedroom Two
Replacement upvc double glazed window over looking rear garden, radiator.

Bedroom Three
Replacement upvc double glazed window over looking rear garden, radiator, fitted book shelves.

Front Garden
Low maintenance design, stone paved, bordered by low-level brick retaining wall.

Rear Garden
South aspect, mainly laid to lawn, enclosed by timber panel fencing, side access.

Garage
Requires refurbishment, approached via shared drive, wooden double doors.



First Floor
Area: 34.0 m² ... 366 ft²

Ground Floor
Area: 46.4 m² ... 499 ft²

Total Area: 80.4 m² ... 865 ft²