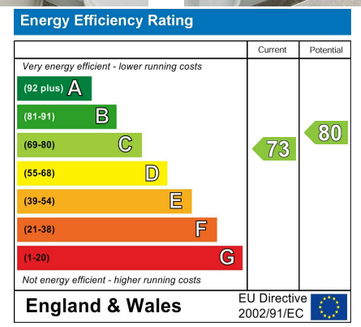

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SINNOTT GREEN

Sales & Lettings

Foredown Road, Portslade, BN41 2FU
Offers In The Region Of £525,000 Freehold

- Extended Semi Detached Family Home
- Open Plan/Kitchen Dining Space
- Separate Living Room
- Four Bedrooms
- Family Bathroom
- Ground Floor WC
- Shower Room
- South Aspect Garden
- Off Road Parking

An extended and much improved semi detached family home with spacious accommodation arranged over three floors and located on the fringes of Portslade Old Village & Easthill Park. Internally the property features four bedrooms, shower room, family bathroom, large open plan kitchen/dining space, ground floor WC and separate lounge with bi-fold doors. Externally the property enjoys off road parking for two cars and a secluded south aspect landscaped rear garden.

Entrance Hall
Approached via upvc double glazed front door, staircase to first floor, LVT flooring, under stairs storage cupboard, radiator, deep storage cupboard with shelving, internal doors to:

Ground Floor WC
Upvc double glazed window with patterned glass, LVT flooring, low level WC, wall mounted wash hand basin.

Lounge
Upvc double glazed window, fitted display shelving and storage cabinets, modern contemporary style living flame gas fire with marble hearth. Illuminated stained glass panel window, radiator, bi-fold doors to:

Open Plan Kitchen/Dining Space
Upvc double glazed window over looking rear garden, velux roof window, LVT flooring, space for dining table, ample granite working surfaces with inset sink unit unit and drainer, space and plumbing for appliances, built in four ring induction hob with matching double ovens, modern design high gloss wall and base units with matching drawers and wine rack, upvc double glazed door to rear garden.

First Floor Landing
Upvc double double glazed window with patterned glass, staircase to second floor, built in airing cupboard with slatted shelving.

Bedroom Two
Upvc double glazed window over looking rear garden, radiator, storage recess housing gas combi boiler with shelving,

Bedroom Three
Upvc double glazed window, radiator.

Bedroom Four
Upvc double glazed window, radiator.

Family Bathroom
Upvc double glazed window with patterned glass, part tiled walls, heated towel rail, electric shaver/toothbrush charging point, low level WC, pedestal wash hand basin, panel enclosed corner bath with mixer tap and shower attachment.

Second Floor Landing
Upvc double glazed window with patterned glass, deep built in storage cupboard, door to:

Bedroom One
Upvc double doors with views and juliet balcony, Velux roof window, eves storage cupboard, upright panel wall radiator.

Shower Room/WC
Upvc double glazed window with patterned glass, part tiled walls, heated towel rail, electric shaver/toothbrush charging point, oversized walk in glazed shower enclosure with thermostatic mixer shower, low level WC, pedestal wash hand basin.

Off Road Parking
Area of hardstanding adjacent to front of property, providing off road parking for two cars, bordered by low level retaining wall and flower bed.

Rear Garden
Landscaped low maintenance design with secluded south aspect, mainly stone paved with well stocked flower beds, timber garden shed, enclosed by panel & trellis fencing, gated side access.

Foredown Road, BN41

Approximate Gross Internal Area = 135.3 sq m / 1457 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 mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green