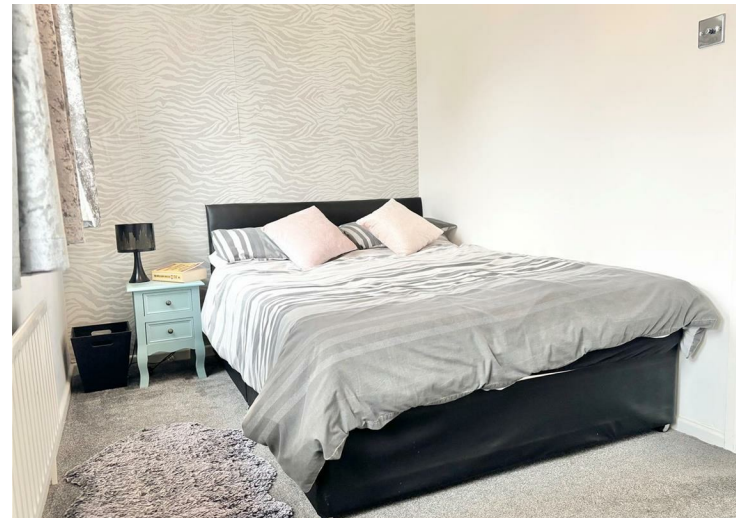


SINNOTT GREEN

Sales & Lettings



Langridge Drive, Portslade, BN41 2JB
Offers In Excess Of £315,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(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



- Semi Detached House
- Two Double Bedrooms
- Lounge/Dining Room
- Fitted Kitchen with appliances
- Bathroom
- West Facing Garden
- Two Parking Spaces
- Chain Free

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
 www.sinnottgreen.com

This MODERN SEMI DETACHED HOUSE is located in a quiet cul de sac on the popular Fox Way development. TWO DOUBLE BEDROOMS, lounge/dining room, fitted kitchen with appliances, bathroom, TWO PARKING SPACES, new flooring through out, double glazing, gas central heating, CHAIN FREE

ENTRANCE HALL

radiator, coving, newly laid laminate flooring, stairs to the first floor, doors to

LOUNGE/DINING ROOM

13'9 x 13'2 (4.19m x 4.01m)

newly laid laminate flooring, coving, two radiators, sliding patio doors to the garden

KITCHEN

8'9 x 6'10 (2.67m x 2.08m)

fitted with matching units and comprising of an inset sink unit, base and eye level units, adjacent working surfaces with tiled surrounds, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for a washing machine, space for a fridge freezer, wall mounted gas fired boiler newly laid laminate flooring, double glazed window

FIRST FLOOR LANDING

airing cupboard housing lagged tank and linen shelves, loft access, coving, newly laid carpet on the stairs and landing, doors to

BEDROOM ONE

13'2 x 9'5 (4.01m x 2.87m)

radiator, coving, tv aerial point, newly laid carpet, double glazed window with views towards the downs

BEDROOM TWO

13'2 x 7'2 (4.01m x 2.18m)

radiator, coving, bulkhead storage cupboard, newly laid carpet, two double glazed windows, dimmer switch

BATHROOM

a matching white suite comprising of a panelled bath with a separate overhead electric shower, pedestal wash hand basin, low level wc, part tiled walls, radiator, shaver point, electric extractor fan

WEST FACING GARDEN

paved patio adjacent to the house, area of lawn, side gate, fenced on all sides

SMALL FRONT GARDEN

laid with bark

PARKING

parking space for two cars

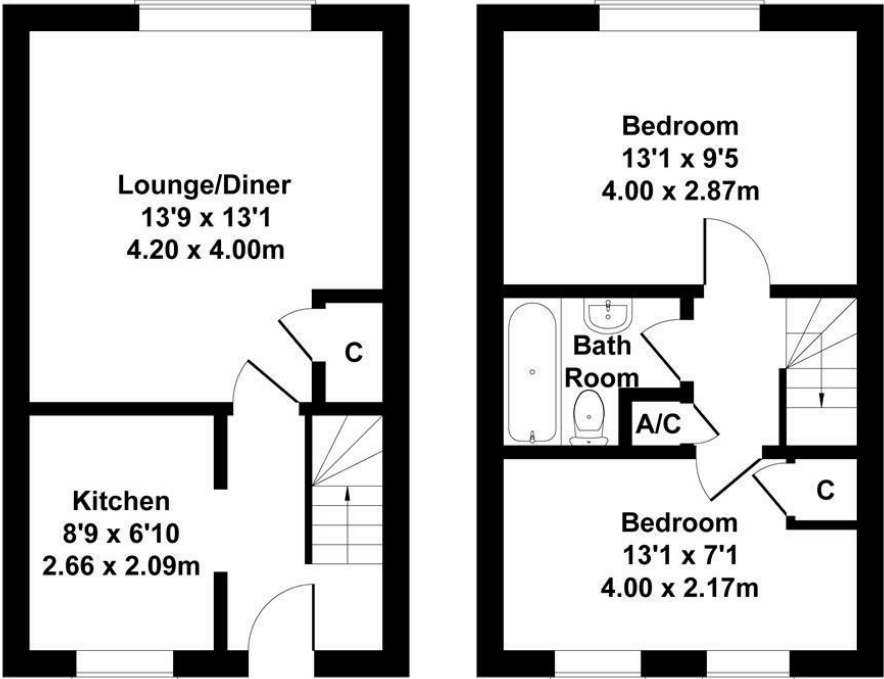
THE LOCATION

on the popular Fox Way development with local shops at Burlington Parade 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



Langridge Drive, Portslade

Approximate Gross Internal Area
603 sq ft - 56 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.