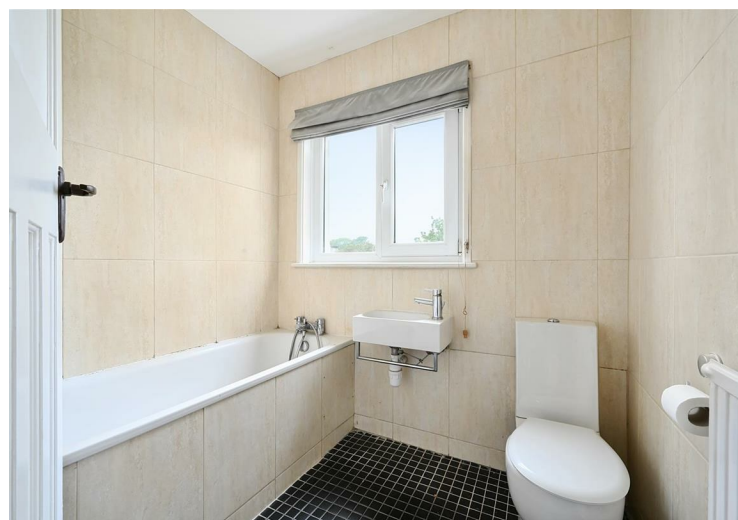


SINNOTT GREEN

Sales & Lettings



Deacons Drive, Portslade, East Sussex BN41 2FJ
£420,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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



- Family-Sized Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Large Rear Garden
- Off Road Parking
- Needs Updating
- Chain Free

This FAMILY-SIZED HOME needs some updating, which is reflected in the price. It has great potential to both improve and extend. THREE BEDROOMS, lounge, dining room, kitchen with appliances, bathroom, LARGE, LEVEL REAR GARDEN, front garden, OFF ROAD PARKING, double glazing, gas central heating, CHAIN FREE

COVERED PORCH

upvc double glazed front door to

ENTRANCE HALL

double glazed window, stairs to the first floor, understairs cupboard, dimmer switch, door to

LOUNGE

12'10 x 12'8 (3.91m x 3.86m)

radiator, inset downlighters, upvc double glazed bay window, square arch to

DINING ROOM

11'1 x 10'5 (3.38m x 3.18m)

radiator, inset downlighters, upvc double glazed double doors to the garden

KITCHEN

9'3 x 7'8 (2.82m x 2.34m)

comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING INDUCTION HOB, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, INTEGRATED FRIDGE FREEZER, space and plumbing for washing machine, wall mounted gas fired boiler, inset downlighters, upvc double glazed door to the garden

FIRST FLOOR LANDING

loft access via a retractable loft ladder, inset down lighters, dimmer switch, doors to

BEDROOM ONE

13'7 x 11'2 (4.14m x 3.40m)

radiator, inset downlighters, upvc double glazed bay window

BEDROOM TWO

11'11 x 10'6 (3.63m x 3.20m)

radiator, inset downlighters, upvc double glazed window

BEDROOM THREE

7'8 x 7'6 (2.34m x 2.29m)

radiator, inset downlighters, upvc double glazed window

BATHROOM

comprising of a panelled bath with mixer tap, wash hand basin, low level wc, tiled walls, tiled floor, inset downlighters, upvc double glazed window

FRONT GARDEN

part hardstanding, flower and shrub beds, NB: ample space for further off road parking

WALLED REAR GARDEN

decking adjacent to house, area of lawn, walled both sides, large garden shed at the rear

OFF ROAD PARKING

at the rear of the property with access via a service road, NB space and potential for a garage

THE LOCATION

in a popular residential area, close to local shops and amenities in nearby 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

Council Tax Band C

