

SINNOTT GREEN

Sales & Lettings



Sefton Road, Portslade, East Sussex BN41 2RH
Offers In The Region Of £425,000 Freehold



- Spacious Family Home
- Four Double Bedrooms
- 24 ft Through Lounge
- 15 ft 10 x 14 ft Kitchen/Breakfast Room
- Bathroom & Shower Room
- Front & Rear Gardens
- 22 ft 11 x 15 ft 5 Double Garage

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		
	63	79
England & Wales		
	EU Directive 2002/91/EC	

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This SPACIOUS FAMILY HOME offers flexible accommodation arranged over three floors. FOUR DOUBLE BEDROOMS, 24 ft through lounge, 15FT 10 x 14 FT KITCHEN BREAKFAST ROOM, bathroom & shower room, great sized garden, 22'11 x 15'5 DOUBLE GARAGE, popular location

ENCLOSED PORCH

frosted upvc double glazed windows, frosted upvc double glazed front door to

ENTRANCE HALL

telephone point, stairs to the first floor, dado rail, two under stairs storage cupboards, radiator

SHOWER ROOM

comprising of a tiled shower cubicle, wash hand basin with cupboard under, low level wc, electric extractor fan, radiator, coving

THROUGH LOUNGE

24'7 x 11'9 (7.49m x 3.58m)

three radiators in the bay, laminate flooring, fire place with inset gas real flame fire and wood surround, coving, upvc double glazed bay window

DINING AREA

contemporary wall mounted radiator, laminate flooring, coving, two wall light points, sliding double glazed doors to

KITCHEN/BREAKFAST ROOM

15'10 x 14'1 (4.83m x 4.29m)

fitted with matching units and comprising of a butler style sink, adjacent working surfaces, base and eye level units, wine rack, FITTED RANGE COOKER WITH FITTED EXTRACTOR HOOD OVER, space and plumbing for washing machine and dishwasher, space for an American style fridge freezer, wall mounted 'WORCESTER' gas combination boiler, ample space for a table, coving, tiled floor, upvc double glazed window, upvc double glazed double doors to the garden

FIRST FLOOR LANDING

stairs to the second floor, radiator, coving, two wall light points, doors to

BEDROOM TWO

10'11 x 10'3 (3.33m x 3.12m)

radiator, coving, upvc double glazed window

BEDROOM THREE

10'11 x 10'3 (3.33m x 3.12m)

radiator, coving, upvc double glazed window

BATHROOM

comprising of a corner bath with a separate overhead shower, pedestal wash hand basin, low level wc, bidet, radiator, tiled walls, ladder style heated towel rail, frosted upvc double glazed window

SECOND FLOOR LANDING

velux window, doors to

BEDROOM ONE

14'7 x 9'9 (4.45m x 2.97m)

radiator, inset downlighters, dimmer switch, two upvc double glazed windows,

BEDROOM FOUR

9'9 x 9'5 (2.97m x 2.87m)

dimmer switch, radiator, upvc double glazed window

FRONT GARDEN

mainly laid to lawn with flower and shrub beds. NB: potential for off road parking

REAR GARDEN

paved patio adjacent to the house, area lawn, flower and shrub beds, garden shed/greenhouse, fenced on both sides

DOUBLE GARAGE

22'11 x 15'5

at the rear of the property, with access via a service road, power and light, upvc double glazed window, frosted upvc double glazed door to the garden, electronic roller shutter door with remote control,

THE LOCATION

in a popular road, with local shops and amenities in nearby Graham Avenue and Mile Oak Road 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

