

SINNOTT GREEN

Sales & Lettings



New Barn Close, Portslade, East Sussex BN41 2GQ
£425,000 Freehold

- Spacious Town House
- Three Double Bedrooms
- 28 ft x 18 ft Living Area
- Cloakroom
- Bathroom
- West Sussex
- Integral Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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 

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This well proportioned town house offers spacious and flexible accommodation with potential to improve. THREE DOUBLE BEDROOMS, 28 ft x 18 ft living area, cloakroom, bathroom, INTEGRAL GARAGE, private drive, WEST FACING GARDEN, cul de sac

ENTRANCE HALL

wood flooring, coving, radiator, gas fired boiler in recess, coats hanging space, stairs to the first floor

FIRST FLOOR LANDING

built in storage cupboard, doors to the lounge and kitchen, stairs to the second floor

CLOAKROOM

comprising of a low level wc, wash hand basin with tiled splashback, frosted upvc double glazed window

KITCHEN/LIVING AREA

28'3 x 18'4 (8.61m x 5.59m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, BREAKFAST BAR, INSET FOUR RING INDUCTION HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN EYE LEVEL ELECTRIC OVEN AND MICROWAVE, INTEGRATED DISH WASHER AND WASHING MACHINE, wine rack, wood flooring, coving, upvc double glazed window

DINING AREA

wood flooring, radiator, coving, upvc double glazed windows and upvc double glazed double doors to the garden

LOUNGE

radiator, coving, two wall lights, upvc double glazed window

SECOND FLOOR LANDING

airing cupboard housing lagged tank and linen shelves, coving, loft access, doors to

BEDROOM ONE

15'3 x 9'7 (4.65m x 2.92m)

radiator, coving, built in double wardrobe, upvc double glazed window with views over Hangleton Valley and the Downs

BEDROOM TWO

14'5 x 9'7 (4.39m x 2.92m)

built in double wardrobe, radiator, coving, upvc double glazed window

BEDROOM THREE

10'1 x 8'3 (3.07m x 2.51m)

radiator, coving, upvc double glazed window

BATHROOM

comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled floor, radiator, part tiled walls, coving, frosted upvc double glazed window

WEST FACING REAR GARDEN

level area with artificial lawn, climbing flower bed

FRONT GARDEN

area of lawn

PRIVATE DRIVE

providing additional parking and leading to

INTEGRAL GARAGE

16'9 x 12'3 (5.11m x 3.73m)

up and over door, power and light

THE LOCATION

in a popular cul de sac with local shops and amenities 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



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