

SINNOTT GREEN

Sales & Lettings



Mansfield Road, Hove, East Sussex BN3 5NN Offers In Excess Of £700,000 Freehold



- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Re-Fitted Kitchen/Breakfast Room
- Modern Showerroom/WC
- South Aspect Garden
- Garage
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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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A traditional bay fronted extended 1930's style semi detached family home located at the end of a quiet no through road between Portland Road and New Church Road in West Hove. Features include: smart re-fitted kitchen/breakfast room, two separate reception rooms, three bedrooms, ground floor WC, secluded south aspect rear garden, modern tiled shower room and garage. CHAIN FREE.

Entrance Porch

Approached via upvc double glazed front door, providing useful storage for coats and outdoor footwear, tiled flooring, stripped wood panel front door with stained glass inserts and surround.

Entrance Hall

Wood effect laminate flooring, staircase to first floor, understairs storage cupboard housing gas & electric meters, internal doors to:

Lounge

Upvc double glazed bay window overlooking front garden, wood effect laminate flooring, radiator, marble fireplace, door to:

Dining Room/Study

Upvc double glazed sliding patio door to rear garden, wood effect laminate flooring, radiator.

Ground Floor WC

Upvc double glazed window, radiator, tiled flooring, low level WC, wall mounted wash hand basin.

Re-Fitted Kitchen/Breakfast Room

Upvc double glazed window over looking the rear garden, tiled flooring, radiator, modern high gloss re-fitted wall and base units with matching drawers, fitted breakfast bar, ample working surfaces with inset stainless steel sink unit, integrated four ring induction hob with matching electric fan assisted oven, fridge/freezer, canopied extractor hood, gas combi boiler concealed in matching unit, upvc double glazed door to rear garden.

First Floor Landing

Access to roof space via loft hatch, upvc double glazed window, doors to:

Bedroom One

Upvc double glazed bay window over looking front garden, radiator.

Bedroom Two

Upvc double glazed window over looking rear garden, radiator, twin built in storage cupboards with shelving, built in double wardrobe.

Bedroom Three

Upvc double glazed window overlooking front garden, radiator.

Showeroom/WC

Upvc double glazed window with patterned glass, fully tiled walls & flooring, heated towel rail, low level WC, pedestal wash hand basin, glazed shower enclosure with thermostatic mixer shower.

Large Front Garden

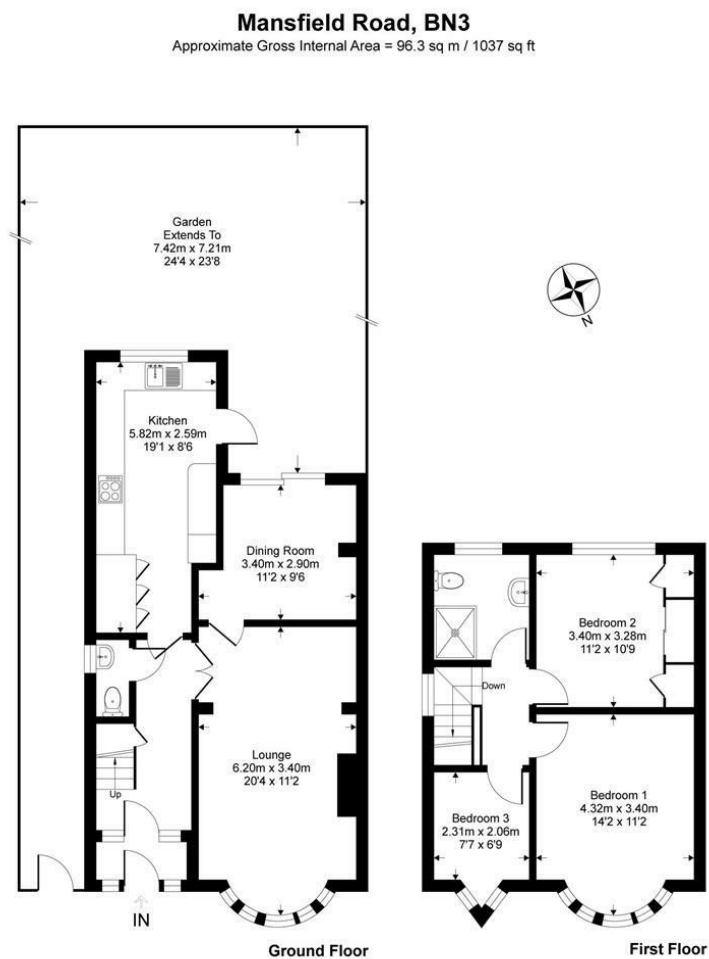
Enclosed and approached via wooden gate, paved patio area with matching pathway, areas of lawn bordered by shaped flower beds, well stocked with shrubs and plants.

Rear Garden

Secluded south aspect, well stocked with shrubs & plants, mainly stone paved, bordered by raised flower beds, enclosed by brick wall, gated side access.

Garage

Situated in a small block adjacent to the front of the property.



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