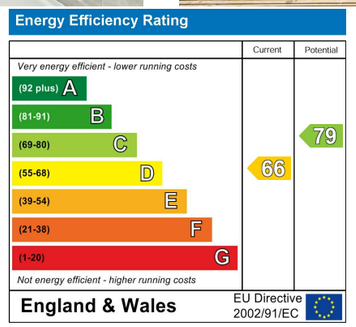

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SINNOTT GREEN

Sales & Lettings

Wickhurst Rise, Portslade, BN41 2WB
Offers In Excess Of £400,000 Freehold

- Four Bedrooms
- Lounge
- Dining Room
- Kitchen
- Two Bathrooms
- Front & Rear Gardens
- Private Drive

This great size family home boasts a TWO STOREY side EXTENSION and is offered in good decorative order. FOUR BEDROOMS, lounge, dining room, Kitchen, SHOWER ROOM AND BATHROOM, front & rear gardens, PRIVATE DRIVE, GARAGE POTENTIAL, upvc double glazing, gas central heating

ENTRANCE HALL
laminate flooring, under stairs storage cupboard, radiator,

SHOWER ROOM
a white suite comprising of a large walk in shower with drying area, wash hand basin with cupboard under, wc with concealed cistern, tiled walls, tiled floor, inset downlighters, frosted upvc double glazed window

LOUNGE
12'4 x 11'9 (3.76m x 3.58m)
laminate flooring, coving, upvc double glazed window

DINING ROOM
17'9 x 8'1 (5.41m x 2.46m)
full width fitted cupboards with display surface, laminate flooring, coving, built in cupboard with louvre door, upvc double glazed window and upvc double glazed double doors to the garden

KITCHEN
14'5 x 6'5 (4.39m x 1.96m)
fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surround, INSET FOUR RING INDUCTION HOB, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, laminate flooring, inset downlighters, frosted upvc double glazed window, frosted upvc double glazed door to the garden

FIRST FLOOR LANDING
loft access, built in shelved cupboard, doors to

BEDROOM ONE
11'9 x 11'2 (3.58m x 3.40m)
coving, upvc double glazed window

BEDROOM TWO
21'5 x 6'5 (6.53m x 1.96m)
two radiators, coving, dual aspect upvc double glazed windows

BEDROOM THREE
10' x 8' (3.05m x 2.44m)
radiator, fitted double wardrobe with louvre doors, coving, upvc double glazed window

BEDROOM FOUR
9'8 x 7' (2.95m x 2.13m)
(currently used as an office). two fitted desk units (can be removed if desired), fitted shelved cupboard, coving, dimmer switch, inset downlighters, upvc double glazed window

BATHROOM
a white suite comprising of a panelled bath with mixer tap and shower attachment, wash hand basin with cupboard under, low level wc, tiled walls, tiled floor, radiator, frosted upvc double glazed window

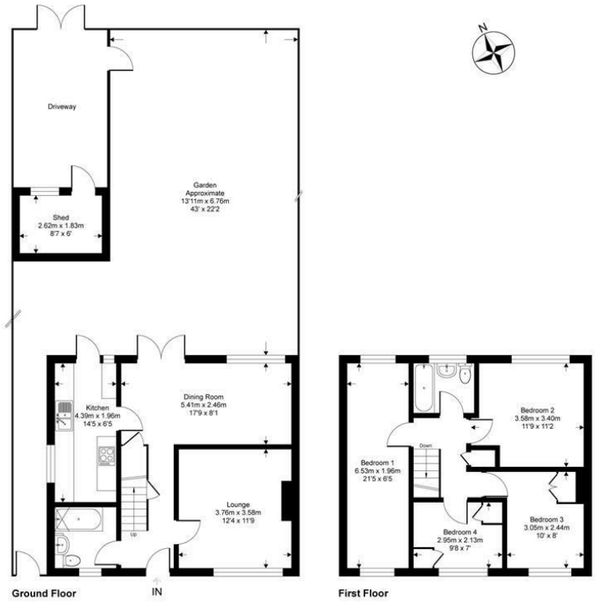
FRONT GARDEN
tiered, with flower and shrub beds and stone shingle

REAR GARDEN
a good size, with decking adjacent to the property, four steps down to a large patio, raised flower and shrub beds, garden pond, brick built Barbeque, further area laid with stone shingle, side access, garden storage room

PRIVATE DRIVE
at the rear of the property, with access via double wooden gates * potential for a garage

THE LOCATION
in a residential road with local shops in nearby Valley Road, and schools also within easy reach. The property is 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

Wickhurst Rise, BN41
Approximate Gross Internal Area = 97.3 sq m / 1048 sq ft
Approximate Shed Internal Area = 4.8 sq m / 52 sq ft
Approximate Total Internal Area = 102.1 sq m / 1100 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green