

Melrose Avenue, Portslade, East Sussex BN41 2LT
Guide Price £450,000 Freehold



- Semi Detached Home
- Three Double Bedrooms
- Lounge/Dining Room
- Conservatory
- Ground Floor WC
- Private Driveway
- Detached Garage
- Large Garden
- Scope For Improvement
- Chain Free

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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A traditional 1930's semi detached family home located in a sought after Avenue north of the Old Shoreham Road close to Portslade Village, local shops, schools & bus routes. Internally the property is clean & tidy but requires some updating & improvement. Ideal purchase for buyers looking to re model and carry out modernisation. Externally the property occupies a good sized plot with ample parking, detached garage and large rear garden. Additional features include, three double bedrooms, ground floor WC, spacious open plan lounge/dining room and conservatory. Chain free.

Entrance Porch

Approached via double glazed front door, double glazed windows with patterned glass, tiled flooring, multi pane front door to:

Entrance Hall

Upvc double glazed window with patterned glass, staircase to first floor, parquet flooring, radiator, doors to:

Ground Floor WC

Upvc double glazed window with patterned glass, store cupboard housing gas & electric meters, part tiled walls, vanity wash hand basin, low level WC

Kitchen

Double aspect double glazed windows fitted wall & base units with matching drawers, part tiled walls, working surfaces with inset stainless steel sink unit, space & plumbing for appliances, radiator, door to conservatory.

Lounge/Dining Room

Double glazed half bay window, two radiators, stone fireplace surround with inset display shelving & Inset electric fire, additional gas fire in dining area, sliding patio door to:

Conservatory/Sun Lounge

Equipped with power & light, upvc double glazed windows & doors opening onto rear garden.

First Floor Landing

Double glazed window with patterned glass, access to roof via loft hatch, doors to:

Bedroom One

Double glazed half bay window, radiator.

Bedroom Two

Upvc double glazed window over looking rear garden, built in double airing cupboard, radiator, built in double wardrobe cupboard.

Bedroom Three

Upvc double glazed window overlooking rear garden, radiator, built in double wardrobe.

Bathroom

Double aspect double glazed windows with patterned glass, fully tiled walls, radiator, low level WC, vanity wash hand basin, fitted bathroom mirror with electric light & shaver point, panel enclosed bath with Mira thermostatic shower and glazed bi-fold screen.

Front Garden

Landscaped to a low maintenance design bordered by low level brick retaining wall and flower beds.

Detached Garage

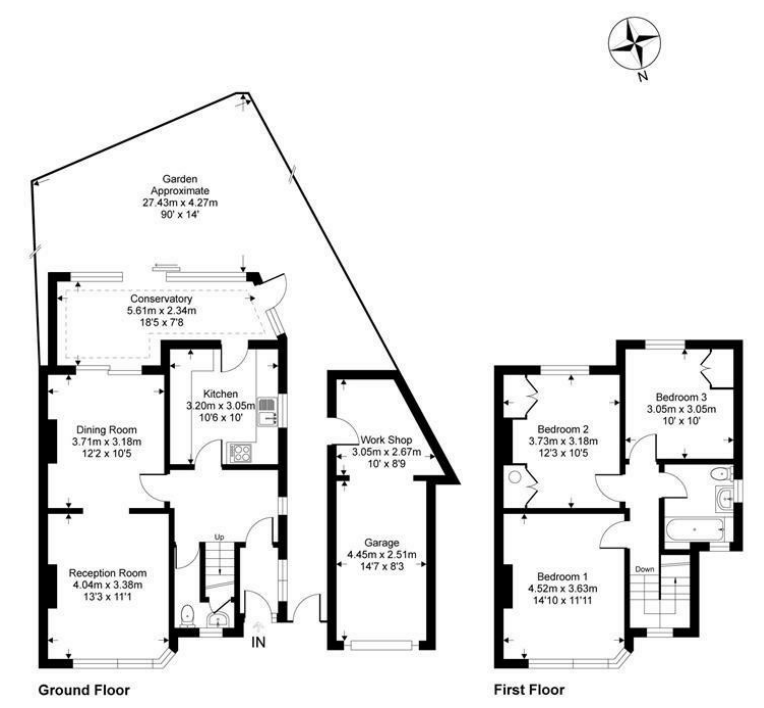
Approached via private driveway providing ample off road parking, equipped with power & light, work shop to rear.

Large Rear Garden

Mainly laid to lawn with central stone paved patio area, well stocked with a variety of shrubs, seasonal plants & fruit trees, aluminum frame green house to rear, timber garden shed, enclosed by timber panel fencing.



Melrose Avenue, BN41
Approximate Gross Internal Area = 110.2 sq m / 1187 sq ft



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