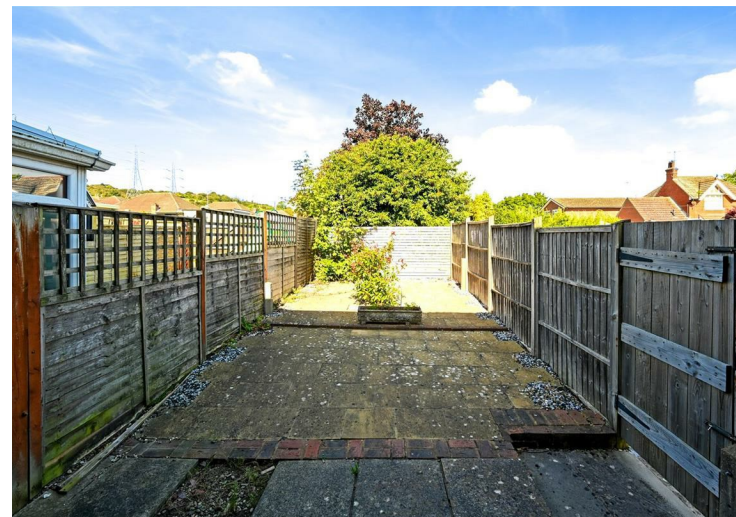


SINNOTT GREEN

Sales & Lettings



Compass Court, Oakdene Crescent, Portslade, BN41 2SD
Offers In The Region Of £300,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
England & Wales		EU Directive 2002/91/EC



- End of Terrace
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom
- Reserved Parking
- Chain Free

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
 www.sinnottgreen.com

This end of terrace house is very well located, in a popular area close to amenities. TWO BEDROOMS, lounge, fitted kitchen with appliances, bathroom, gas central heating, double glazing, front & rear gardens, reserved parking, CHAIN FREE,

ENTRANCE HALL

radiator, stairs to the first floor, doors to

LOUNGE

14'9 x 12'5 (4.50m x 3.78m)

radiator, coving, cable tv point, understairs storage cupboard, sliding double glazed patio doors to the garden

FITTED KITCHEN

10'1 x 5'9 (3.07m x 1.75m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING ELECTRIC HOB WITH CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, space for fridge freezer, space and plumbing for washing machine, coving, wall mounted gas fired boiler, double glazed window

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

12'5 x 9'3 (3.78m x 2.82m)

full width fitted wardrobes with adjacent shelving and four sliding doors (one mirrored), radiator, coving, double glazed window

BEDROOM TWO

12'5 x 8'6 (3.78m x 2.59m)

built in wardrobe with shelving and two sliding doors (one mirrored), coving, radiator, double glazed window

BATHROOM

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

REAR GARDEN

mainly paved, flower and shrub bed, fenced on all sides, side gate with access to parking,

FRONT GARDEN

mainly paved

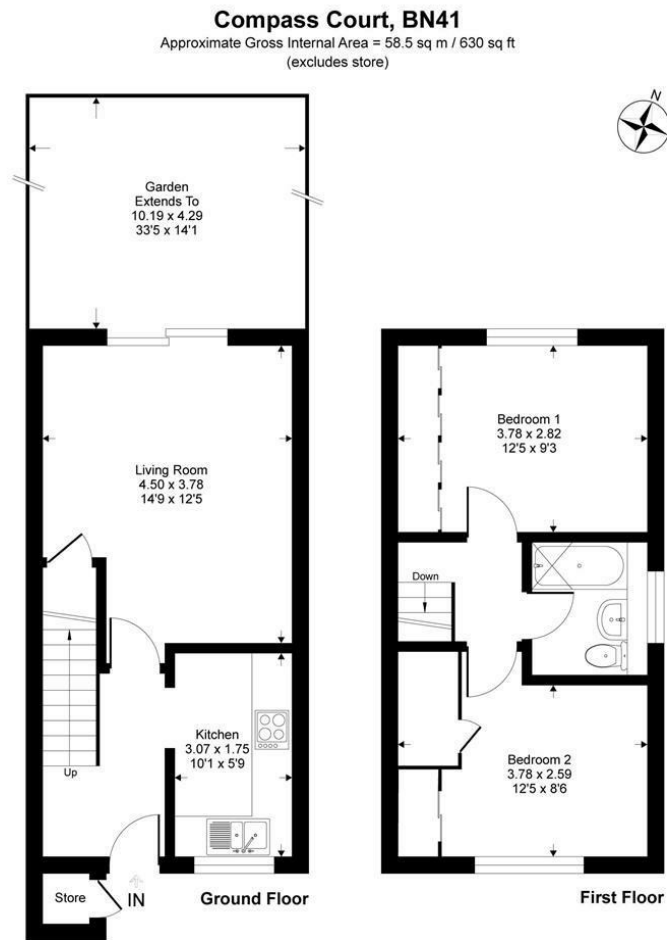
RESERVED PARKING

in an adjacent private car park

THE LOCATION

A great location, close to local amenities and close to the Downs 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



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