

SINNOTT GREEN

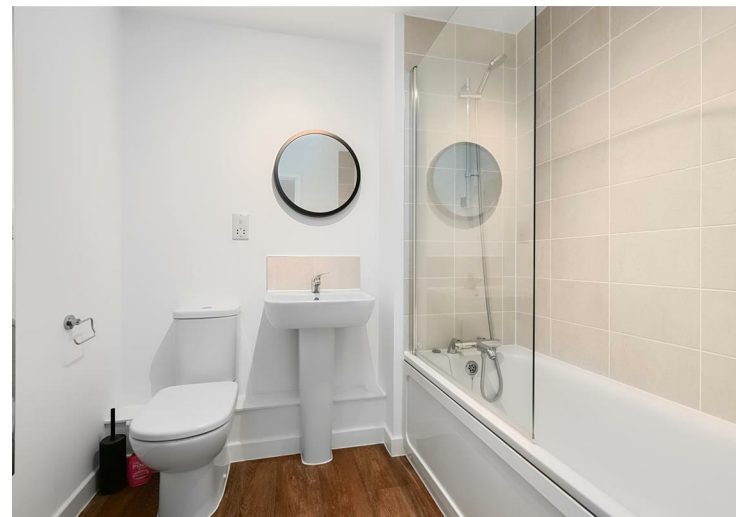
Sales &
Lettings



Swallows Rise, Portslade, East Sussex BN41 2AL Guide Price £400,000 Leasehold



- Nearly New Family Home
- Constructed 2022
- Smart Kitchen/Dining Room
- Ground Floor WC
- Family Bathroom
- Spacious Lounge
- Landscaped garden
- Two Allocated Parking Bays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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 smart semi detached family home situated on popular new development completed In 2022 by Thakeham Homes situated close to open countryside and within a short stroll to local shops, schools and bus routes at Mile Oak. Internally the property offers modern living space complemented by landscaped gardens and two allocated off road parking bays. Additional features Include a good sized kitchen diner with integral appliances, three bedrooms, ground floor WC and spacious lounge. CHAIN FREE

Entrance Hall

Approached via composite front door, staircase to first floor, large built in double store cupboard housing electric meter and consumer unit, radiator, wall mounted digital heating thermostat, under stairs storage cupboard with light, doors to:

Ground Floor WC

Wood effect flooring, radiator, low level WC, pedestal wash hand basin with tiled splash back, extractor fan.

Kitchen/Dining Room

Upvc double glazed windows and double patio doors opening onto rear garden, wood effect flooring, LED lighting, high gloss wall & base units with matching drawers and storage cupboards, wood effect working surfaces with matching surround, inset stainless steel sink unit, Integrated Zanussi washing machine, dishwasher, fridge freezer, four ring gas hob and fan assisted oven, canopied extractor hood, space for dining table, Vaillant gas combi boiler concealed In matching wall unit, radiator.

Living Room

Upvc double glazed window, fitted display shelving, radiator.

First Floor Landing

Access to loft space, built In airing cupboard, door to:

Bedroom One

Two upvc double glazed window with view across development to Southwick Hill, radiator.

Bedroom Two

Upvc double glazed window over looking rear garden, radiator.

Bedroom Three

Upvc double glazed window over looking rear garden, radiator.

Family Bathroom

Wood effect flooring, LED lighting, heated towel rail, low level WC, pedestal wash hand basin, panel enclosed bath with mix taps and shower attachment, glazed shower screen.

Rear Garden

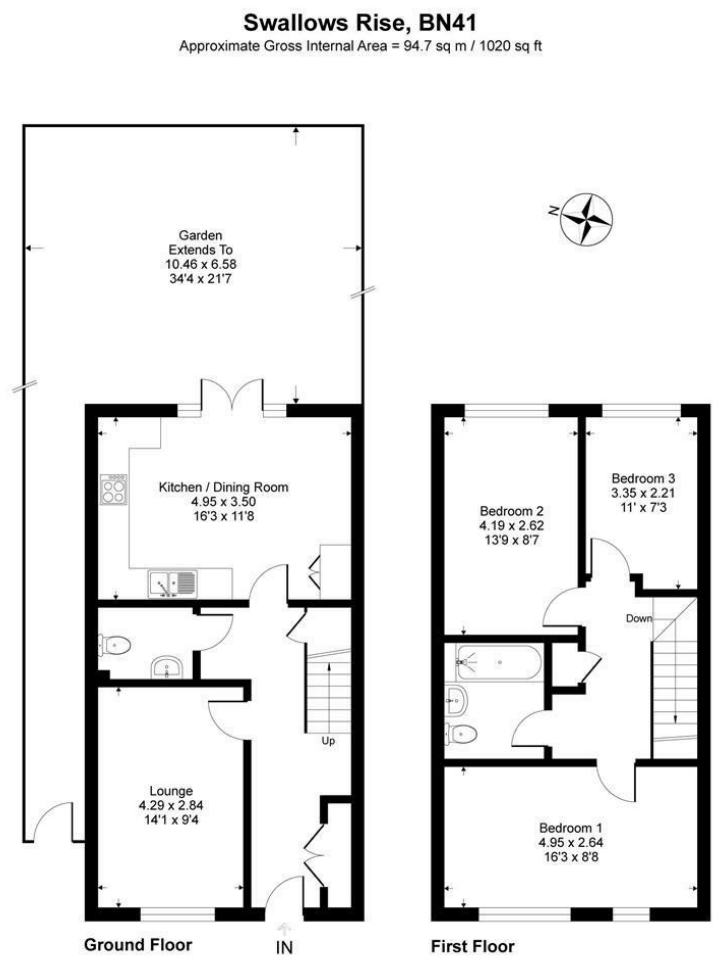
Paved patio area adjacent to rear of property, garden shed, outside tap, area of lawn enclosed by timber panel fencing, gated side access via paved pathway.

Front Garden

Paved pathway, landscaped flower beds.

Off Road Parking

Brick herringbone style, two allocated parking bays adjacent to front of property.



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