

SINNOTT GREEN

Sales &
Lettings



Drove Crescent, Portslade, BN41 2TA
£475,000 Freehold



- Extended Family Home
- Semi Detached
- Five Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Dining
- Separate Lounge
- South West Aspect Garden
- Close To Village High Street



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	84
England & Wales	EU Directive 2002/91/EC	

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

A extended semi detached family home with spacious accommodation laid over three floors located within a short stroll to Portslade Village High Street which shops for day to day needs, gym, coffee shop local schools, and the popular 1 & 1X bus routes which provide regular services to the city centre and main line stations. Additional features include, five bedrooms, three bathrooms, open plan kitchen/dining room and a lovely well established secluded south west aspect rear garden.

Entrance Porch

Approached via double glazed sliding door, providing useful storage for footwear & coat etc, part glazed door to:

Entrance Hall

Staircase to first floor, radiator, doors to:

Ground Floor WC

Double glazed window with patterned glass, radiator, low level WC.

Lounge

Double glazed window over looking rear garden, radiator, halogen spotlights, door to:

Dining Room

Double aspect glazed window over looking rear garden, open entrance to:

Kitchen

Double glazed window, wood effect laminate flooring, part tiled walls, LED spotlights, space & plumbing for washing machine, fitted high gloss wall and base units with matching drawers, ample working surfaces with inset stainless steel sink unit, built in four ring gas hob, fan assisted oven and canopied extractor hood, radiator, double glazed door to side access path and garden, additional door to:

Ground Floor Bathroom

Double glazed window with patterned glass, wood effect laminate flooring, part tiled walls, fitted bathroom mirror, pedestal wash hand basin, panel enclosed bath with Triton electric shower unit.

First Floor Landing

Double glazed window, built in cupboard housing replacement Worcester gas boiler, staircase to second floor, door to:

Inner Hallway

Radiator, doors to:

Bedroom One

Double glazed window over looking rear garden, radiator.

Bedroom Two

Double aspect double glazed windows, recessed storage space with hanging rail & shelving.

Bedroom Three

Double glazed window, radiator.

Family Bathroom

Double glazed window with patterned glass, radiator, vinyl flooring, Illuminated bathroom mirror, part tiled walls, pedestal wash hand basin, low level WC, panel enclosed bath with Triton electric shower unit and glazed bi-fold screen.

Second Floor Landing

Doors to:

Bedroom Four

Double glazed window over looking rear garden, radiator, halogen spotlights.

Bedroom Five/Kitchenette

Double glazed window over looking rear garden, Velux style roof window, radiator, kitchenette comprising, work surfaces with inset stainless steel sink unit, four ring electric hob, fan assisted electric oven, low level units with matching drawers, space & plumbing for washing machine, space for low level fridge/freezer, part tiled walls, halogen spotlights.

Bathroom

Velux style roof window, heated towel rail, vinyl flooring, part tiled walls, low level WC, pedestal wash hand basin, panel enclosed bath with thermostatic mixer shower, glazed bi-fold screen.

Front Garden

Low maintenance design with raised area of hardstanding bordered by low level brick retaining wall. Could be converted to off road parking/driveway.

Rear Garden

Enjoying a secluded south/west aspect with brick built storage sheds, paved patio areas, mainly laid to lawn with established shrubs and seasonal plants.

