

# SINNOTT GREEN

Sales &  
Lettings



**Heathfield Drive, Portslade, Sussex BN41 2YT**  
**£350,000 Freehold**



- Semi Detached Family Home
- Three Bedrooms
- Well Presented
- Re-Fitted Kitchen/Dining
- Family Bathroom
- Sep WC
- Garage
- South Aspect Rear Garden

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

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A well presented semi detached family home located in a quiet residential crescent within the popular Mile Oak area of Portslade within a short stroll of local shops, schools and bus routes at Graham Avenue. Features include, three bedrooms, re-fitted kitchen with adjacent open dining space, separate lounge, replacement upvc double glazing & gas central heating. Additional features include garage and south aspect rear garden.

**Entrance Hall**

Approached by replacement composite double glazed front door, LVT flooring, radiator, telephone point, staircase to first floor.

**Living Room**

Double aspect replacement upvc double glazed windows, cast iron wood burner, radiator.

**Sep WC**

Double glazed window with patterned glass, tiled flooring, bathroom cabinet, low-level WC

**Family Bathroom**

Double glazed window with patterned glass, fully tiled walls and flooring, pedestal wash hand basin, panelled enclosed bath, electric shower unit.

**Re-Fitted Kitchen**

Re-fitted wall and base units with matching drawers, wood effect effect working surfaces with inset non scratch composite sink unit, integral dishwasher & fridge freezer, space & plumbing for washing machine, built in 4 four ring induction hob with panel splash back, matching electric fan assisted oven, canopied extractor fan, vinyl flooring, under stairs storage cupboard housing meters, open walk through to:

**Dining Area**

Upvc double aspect double glazed windows over looking rear garden, space for dining table, LVT flooring, under floor heating with digital controls & timer, double glazed door to rear garden.

**First Floor Landing**

Access to roof space via loft hatch, doors to:

**Bedroom One**

Replacement upvc double glazed window, radiator, double storage cupboard with slatted shelving housing Worcester gas boiler.

**Bedroom Two**

Replacement upvc double glazed window over looking rear garden, radiator.

**Bedroom Three**

Replacement upvc double glazed window over looking rear garden, radiator, fitted book shelves.

**Front Garden**

Low maintenance design, stone paved, bordered by low-level brick retaining wall.

**Rear Garden**

South aspect, mainly laid to lawn, enclosed by timber panel fencing, side access.

**Garage**

Requires refurbishment, approached via shared drive, wooden double doors.

