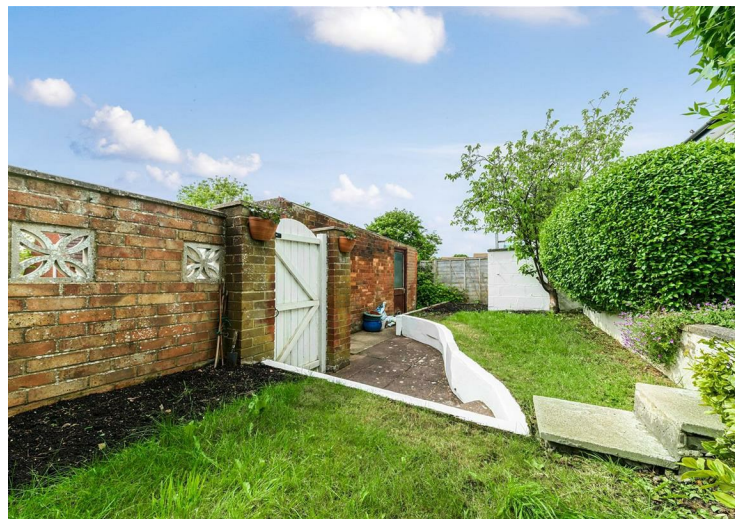


# SINNOTT GREEN

Sales &  
Lettings



**North Lane, Portslade, East Sussex BN41 2HG**  
**Price £325,000 Freehold**



- Semi Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Separate WC
- Garage & Private Drive
- Corner Plot Gardens
- Chain Free
- Requires Updating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Portslade Office**  
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A traditional semi detached bungalow occupying a corner plot with gardens to three sides and located in a quiet residential area on the fringes of Portslade Village close to local shops and amenities at Valley Road. Features include TWO DOUBLE BEDROOMS, open plan lounge/ dining room, GARAGE AND PRIVATE DRIVE. The property is offered for sale chain free and requires modernisation throughout.

ENTRANCE HALL

via a frosted upvc double glazed front door, loft access, doors to

LOUNGE/DINING ROOM

21'11 x 12'4 (6.68m x 3.76m)

fitted gas fire 'real flame' fire, coving, three wall light points, open to

DINING AREA

coving, ample space for a table, upvc double glazed window, sliding upvc double glazed patio doors to the garden

KITCHEN

11'10 x 9'3 (3.61m x 2.82m)

fitted with matching white units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN, space for fridge and freezer, space and plumbing for washing machine, further appliance space, tiled walls, dual aspect upvc double glazed windows, frosted upvc double glazed door to the garden

BEDROOM ONE

12'2 x 10'9 (3.71m x 3.28m)

two double wardrobes with a dressing unit in between and adjoining overhead cupboards, two further single wardrobes, with bedside cupboards and adjoining overhead cupboards, gas heater, coving, upvc double glazed window

BEDROOM TWO

11'7 x 8'7 (3.53m x 2.62m)

coving, gas heater, upvc double glazed bay window

BATHROOM

comprising of a panelled bath with mixer tap, shower attachment and a separate overhead electric shower, folding shower screen, pedestal wash hand basin, airing cupboard housing lagged tank and linen shelves, tiled walls, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, tiled walls, frosted upvc double glazed window

WALLED CORNER PLOT GARDENS

On three side of the property including a south aspect, very well kept, with areas of lawn, patios, flower beds and various trees and shrubs including mature flowering Hydrangeas rear access gate to

PRIVATE DRIVE

providing additional parking and leading to

DETACHED GARAGE

16'7 x 7'6 (5.05m x 2.29m)

up and over door, door to the garden

THE LOCATION

toward the end of a quiet no through road close to Portslade Village and with local shops in nearby Valley Road 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

