



**Valley Road, Portslade, East Sussex BN41 2TP  
Offers In Excess Of £325,000 Freehold**



- Three Bedrooms
- Lounge
- Fitted Kitchen with Appliances
- West Facing Grden
- Private Drive
- Well Presented
- Close to Portslade Village Centre

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>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This well presented family home has a good size garden and off road parking and is close to Portslade Village Centre. THREE BEDROOMS, lounge, FULLY FITTED KITCHEN WITH APPLIANCES, bathroom, separate wc, WEST FACING GARDEN, private drive, double glazing, gas central heating

**ENTRANCE HALL**

via upvc double glazed front door, turned staircase to the first floor with dual aspect upvc double glazed windows, doors to

**LOUNGE**

20'2 x 11'10 (6.15m x 3.61m)

feature fire place with an inset gas real flame fire, radiator, upvc double glazed window and upvc double glazed door to the garden

**KITCHEN**

9'2 x 9'1 (2.79m x 2.77m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surround, range of base and eye level units, INSET FOUR RING GAS HOB with a CONCEALED EXTRACTOR HOOD OVER, BUILT IN EYE LEVEL ELECTRIC DOUBLE OVEN, INTEGRATED DISH WASHER AND WASHING MACHINE, INTEGRATED FRIDGE FREEZER, gas fired combination boiler concealed behind a kitchen unit, inset down lighters, dual aspect upvc double glazed window and upvc double glazed door to the garden

**BATHROOM**

comprising of a panelled bath with mixer tap and shower attachment and folding glass shower screen, pedestal wash hand basin, ladder style heated towel rail, tiled walls, frosted upvc double glazed window

**FIRST FLOOR LANDING**

upvc double glazed window, access to part boarded and insulated loft, doors to

**BEDROOM ONE**

13'1 x 10'2 (3.99m x 3.10m)

radiator, shelved recess, dimmer switch, dual aspect upvc double glazed windows

**BEDROOM TWO**

13'2 x 10'1 (4.01m x 3.07m)

radiator, upvc double glazed window

**BEDROOM THREE**

9' x 8'10 (2.74m x 2.69m)

radiator, upvc double glazed window

**CLOAKROOM**

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

**WEST FACING REAR GARDEN**

a good size with a paved patio adjacent to the property, raised brick flower and shrub beds, steps up to neat, tiered lawns, garden shed, various shrubs and trees, bin store area screened by a stone built wall in the form of a castle wall! fenced on all sides, sides access

**FRONT GARDEN**

raised brick flower and shrub beds, well stocked and including a large dwarf-fan palm

**PRIVATE DRIVE**

neat block paving

**THE LOCATION**

in a popular area close to Portslade Village Centre and local schools 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



Approximate Gross Internal Area = 77.4 sq m / 833 sq ft

