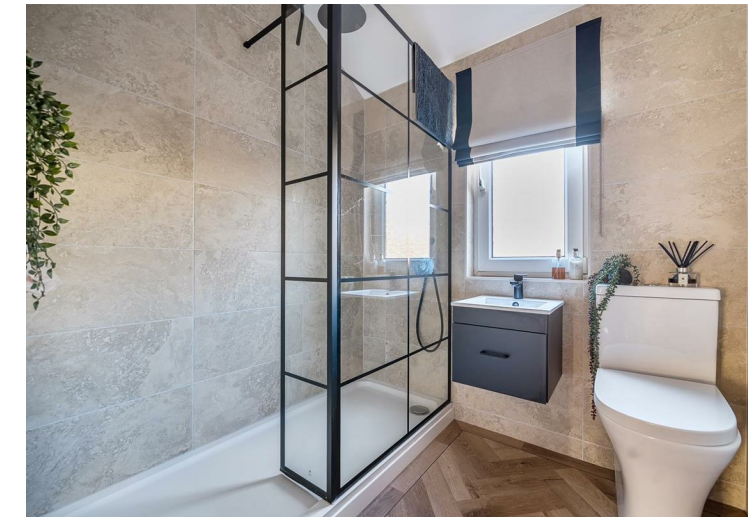


SINNOTT GREEN

Sales & Lettings



North Road, Portslade, East Sussex BN41 2HA
Offers In Excess Of £400,000 Freehold



- Extended Family Home
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Contemporary Shower Room
- Well Kept Gardens
- Private Drive
- Great Location

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		
	71	81
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

This EXTENDED family home offers SPACIOUS ACCOMMODATION and a great location near Portslade Village Centre. THREE BEDROOMS, 17 ft lounge, 18 FT x 17 FT FEATURE KITCHEN/ DINING ROOM with appliances, contemporary shower room, well maintained garden, PRIVATE DRIVE FOR TWO VEHICLES

ENCLOSED PORCH

via a frosted upvc double glazed door, upvc double glazed windows, further upvc double glazed front door to

ENTRANCE HALL

stairs to the first floor, radiator, two frosted upvc double glazed windows, picture rail, 'Hive' smart thermostat control, luxury vinyl tiled flooring, doors to

LOUNGE

17'9 x 10'11 (5.41m x 3.33m)

feature ornamental cast iron fire place with wood surround, picture rail, radiator, coving, upvc double glazed bay window

FEATURE KITCHEN/DINING ROOM

18'10 x 17'2 (5.74m x 5.23m)

The hub of the house! very spacious and fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, a great range of base and eye level units, adjacent working surfaces, FITTED RANGE COOKER WITH EXTRACTOR HOOD OVER, INTEGRATED DISH WASHER AND WASHING MACHINE, INTEGRATED TUMBLE DRYER, FITTED AMERICAN STYLE FRIDGE FREEZER, ample space for a table, space for a sofa, tv aerial point, inset downlighters, dimmer switch, luxury vinyl flooring, upvc double glazed window, skylight, upvc double glazed double doors to the garden

FIRST FLOOR LANDING

picture rail, loft access, shelved cupboard, doors to

BEDROOM ONE

12'9 x 11'6 (3.89m x 3.51m)

radiator, upvc double glazed window with made to measure blinds

BEDROOM TWO

10'11 x 10'6 (3.33m x 3.20m)

full width fitted wardrobes with five doors and cupboards over, radiator, picture rail, upvc double glazed window with made to measure blinds

BEDROOM THREE

7'5 x 6'6 (2.26m x 1.98m)

radiator, picture rail, upvc double glazed window with made to measure blinds

SHOWER ROOM

a contemporary white suite comprising of a large walk in shower with drying area, wash hand basin with drawer under, low level wc, ladder style heated towel rail, luxury vinyl flooring, tiled walls, inset downlighters, frosted upvc double glazed window

REAR GARDEN

paved patio adjacent to the property, area of neat lawn, flower and shrub beds, large garden shed, rear access gate

PRIVATE DRIVE

at the front of the property, block paved with convenient side by side parking for two vehicles

THE LOCATION

in a popular road close to Portslade Village centre 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

