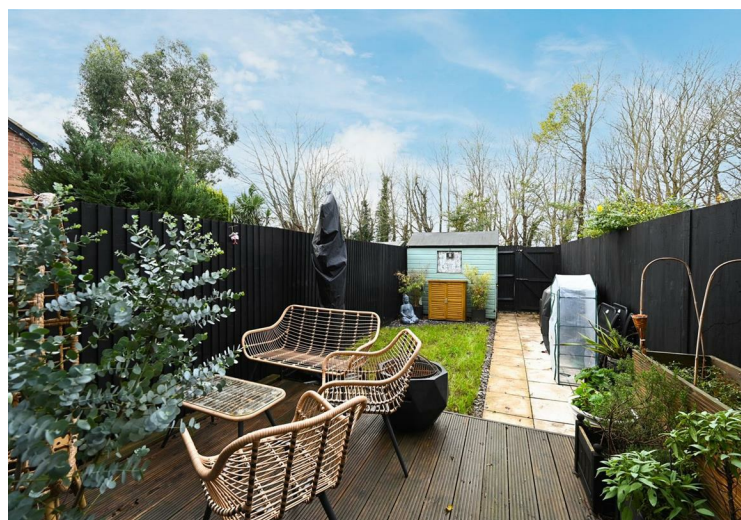


SINNOTT GREEN

Sales & Lettings



Lodge Close, Portslade, East Sussex BN41 2PZ
Offers In Excess Of £335,000 Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



- Two Double Bedrooms
- Lounge
- Modern Kitchen with Appliances
- Modern Bathroom
- Landscaped Garden
- Reserved Parking
- Cul De Sac

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

Hove Office
 1 Boundary Road, Hove, East Sussex BN3 4EH
 Tel: 01273 424 358 Email: hove@sinnottgreen.com

www.sinnottgreen.com

A modern style house that has been well maintained and is in excellent order throughout. TWO DOUBLE BEDROOMS, lounge, MODERN KITCHEN WITH APPLIANCES, modern bathroom, double glazing, gas central heating, well presented garden, RESERVED PARKING, great location, in the corner of a cul de sac and close to the Downs

ENTRANCE HALL

via a frosted upvc double glazed front door, storage/meter cupboard, stairs to first floor, understairs cupboard, engineered oak flooring, radiator

LOUNGE

15'11 x 11'10 (4.85m x 3.61m)

engineered oak flooring, dimmer switch, inset downlighters, contemporary wall mounted radiator, upvc double glazed window, upvc double glazed door to the garden

FITTED KITCHEN

10'11 x 5'11 (3.33m x 1.80m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surround, INSET FOUR RING INFRA RED HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN, INTEGRATED DISHWASHER, space and plumbing for washing machine, space for fridge freezer, engineered oak flooring, upvc double glazed window

FIRST FLOOR LANDING

loft access via a retractable loft ladder, doors to

BEDROOM ONE

11'10 x 9'1 (3.61m x 2.77m)

radiator, dimmer switch, upvc double glazed window

BEDROOM TWO

11'10 x 9'2 (3.61m x 2.79m)

built in wardrobe with wall mounted gas combination boiler, built in shelved cupboard, radiator, two upvc double glazed windows

BATHROOM

a contemporary white suite comprising of a panelled bath with a separate overhead shower, wash hand basin with cupboard under, low level wc, tiled walls, electric extractor fan, ladder style heated towel rail

REAR GARDEN

decking adjacent to the house, area of neat, re seeded lawn, paved pathway, raised flower and shrub bed, fenced on all sides, rear access gate

FRONT GARDEN

area of neat lawn

RESERVED PARKING

at the rear of the property

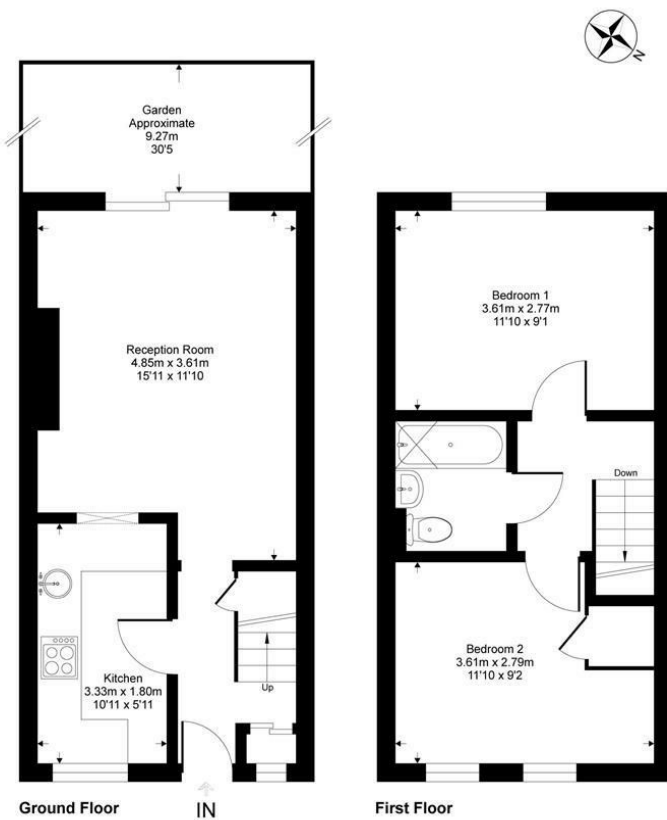
THE LOCATION

In a quiet cul de sac, close to the Downs and within 1/2 mile of Portslade Village Centre. The property is 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 B



Lodge Close, BN41
Approximate Gross Internal Area = 55 sq m / 596 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green