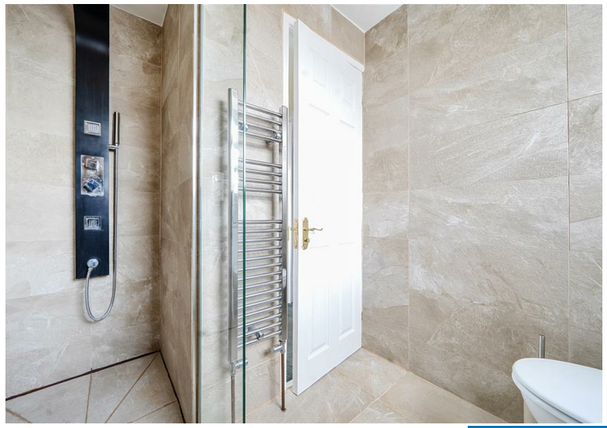
SINNOTT GREEN

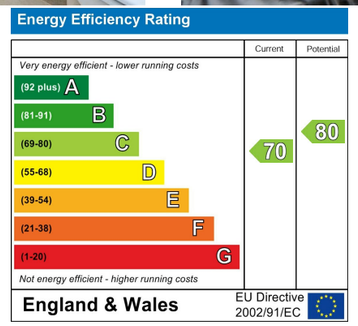
Sales & Lettings



Heathfield Crescent, Brighton, BN41 2YR

£350,000 Leasehold

- Extended House
- Two Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Modern Shower Room
- Private Drive



Portslade Office
35 South Street, Portslade, East Sussex BN41 2LE
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This EXTENDED chalet style house has been very well maintained and is offered in excellent order throughout. TWO DOUBLE BEDROOMS, lounge, KITCHEN/DINING ROOM, CONSERVATORY, modern shower room, Garden, PRIVATE DRIVE FOR UP TO TWO VEHICLES

ENTRANCE HALL
via a frosted upvc double glazed front door, stairs to the first floor, radiator, inset downlighter, door to

LOUNGE
14'2 x 10'10 (4.32m x 3.30m)
radiator, fitted contemporary media unit, upvc double glazed window

KITCHEN/DINING ROOM
14'11 x 11'7 (4.55m x 3.53m)
fitted with modern matching white gloss units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for cooker and American style fridge freezer, space and plumbing for washing machine and dishwasher, ample space for a table, walk in storage cupboard, radiator, inset downlighters, upvc double glazed windows and upvc double glazed door to

CONSERVATORY
12'9 x 5'6 (3.89m x 1.68m)
upvc double glazed windows, tiled floor, polycarbonate roof, upvc double glazed door to the garden

FIRST FLOOR LANDING
loft access, doors to

BEDROOM ONE
14'1 x 13'3 (4.29m x 4.04m)
built in cupboard, radiator, inset downlighters, upvc double glazed window

BEDROOM TWO
910 x 9'7 (277.37m x 2.92m)
radiator, inset downlighters, upvc double glazed window

SHOWER ROOM
a contemporary suite comprising of a walk in shower, wash hand basin set in a vanity unit with drawers and cupboards under and a vanity shelf, wc with a concealed cistern, tiled floor, tiled walls, extractor fan, frosted upvc double glazed window

REAR GARDEN
mainly paved with neat and well stocked flower and shrub beds, fenced on both sides, side gate, GARDEN SHED with power and light

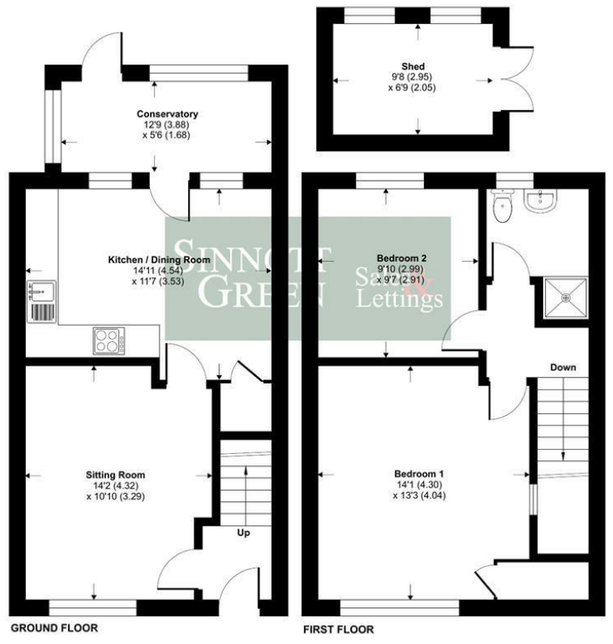
PRIVATE DRIVE
at the front of the property with convenient side by side parking for up to two vehicles.

THE LOCATION
in a popular road, close to locals shops and schools in adjacent Graham Avenue 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

The property is leasehold with the balance of a 999 year lease (apprx 936 years remain). This can be easily converted to a freehold - please contact the office for details and costs. There are no maintenance charges, just a nominal ground rent of £7.50 per quarter

Heathfield Crescent, Portslade, Brighton, BN41

Approximate Area = 861 sq ft / 79.9 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 926 sq ft / 85.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sinnott Green. REF: 1477791