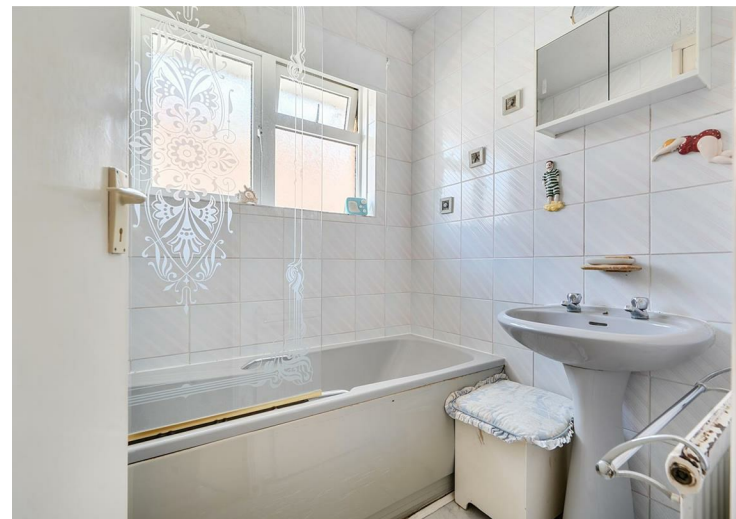


SINNOTT GREEN

Sales & Lettings



Oakdene Crescent, Portslade, BN41 2RP
£325,000 Freehold



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		
England & Wales	60	71
	EU Directive 2002/91/EC	



- Extended Chalet Style Bungalow
- Three Bdrms
- Lounge
- Kitchen & Breakfast Room
- Bathroom & Separate wc
- West Facing Garden
- Garage

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
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This EXTENDED chalet style semi detached BUNGALOW, offers flexible accommodation & great potential. THREE BEDROOMS, lounge, kitchen, breakfast room, bathroom, separate wc, WEST FACING GARDEN adjoins fields, GARAGE

The property has upvc double glazing and a modern 'Vailant' gas boiler, but would benefit from updating the kitchen and bathroom and some redecoration

COVERED PORCH

frosted upvc double glazed front door to

ENTRANCE HALL

laminare flooring, storage/meter cupboard, stairs to the first floor, door to

LOUNGE

14'4 x 10' (4.37m x 3.05m)

radiator, ornamental fire surround with a fitted electric fire, coving, upvc double glazed window

KITCHEN

10'4 x 8'4 (3.15m x 2.54m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker and fridge freezer, space and plumbing for washing machine, further built in cupboard, coving, upvc double glazed window, door to

BREAKFAST ROOM

7'5 x 6' (2.26m x 1.83m)

breakfast bar, louvre door storage cupboard, radiator, dual aspect upvc double glazed windows, upvc double glazed door to the garden

BEDROOM TWO

11'2 x 7'6 (3.40m x 2.29m)

radiator, coving, upvc double glazed window

BEDROOM THREE

9'8 x 8'3 (2.95m x 2.51m)

fitted double wardrobe with cupboard over, radiator, coving, upvc double glazed bay window

BATHROOM

comprising of a panelled bath with overhead electric shower and glass shower screen, wash hand basin, radiator, built in airing cupboard housing a gas fired 'Vailant' combination boiler and linen shelf, tiled floor, tiled walls, frosted upvc double glazed window

SEPARATE WC

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

FIRST FLOOR

BEDROOM ONE

16'2 x 10'3 (4.93m x 3.12m)

dual aspect upvc double glazed windows, wardrobe with louvre doors built into the eaves

WEST FACING GARDEN

paved patio adjacent to the house, steps up to a mainly stone laid area, flower and shrub beds, fenced on both sides, side gate, adjoins an open field at the rear

FRONT GARDEN

tiered, with paving and a stone laid area, NB; potential for off road parking

GARAGE

17'6 x 6'7 (5.33m x 2.01m)

up and over door, access via a shared drive

THE LOCATION

in a very popular area, close to the Downs. Local shops and amenities are also very close by in Mile Oak Road and 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

