

Hawthorn Way, Portslade, East Sussex BN41 2HR
Offers In Excess Of £375,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Secluded South Aspect Garden
- Off Road Parking
- Excellent Throughout
- Chain Free

****LAUNCH DAY FRIDAY 2ND SEPTEMBER****

This DETACHED BUNGALOW, located in a quiet cul de sac is beautifully presented and offered in excellent order. TWO DOUBLE BEDROOMS, lounge, FITTED KITCHEN WITH INTERGRATED APPLIANCES, contemporary bathroom, separate wc, SOUTH FACING GARDEN, double glazing, gas central heating OFF ROAD PARKING, chain free

COVERED PORCHWAY

inset light, frosted upvc double glazed door to

ENTRANCE HALL

radiator, coving, loft access, doors to

LOUNGE

coving, contemporary wall mounted radiator, sliding upvc double glazed doors to the garden

KITCHEN

fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surround, range of base and eye level units, INSET FOUR RING GAS HOB, EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, INTEGRATED FRIDGE FREEZER, DISHWASHER AND WASHING MACHINE, ceramic tile floor, dual aspect upvc double glazed window and upvc double glazed door to the garden

BEDROOM ONE

radiator, upvc double glazed bay window with fitted contemporary shutters

BEDROOM TWO

Fitted wardrobe with six doors, hanging spaces, shelving and baskets, radiator, upvc double glazed window with fitted contemporary shutters

BATHROOM

a contemporary white suite comprising of a panelled bath with mixer tap and separate overhead shower and folding shower screen, wash hand basin with cupboard under, ladder style heated towel rail, tiled walls, tiled floor, inset down lighters, frosted upvc double glazed window

SEPARATE WC

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

SOUTH FACING REAR GARDEN

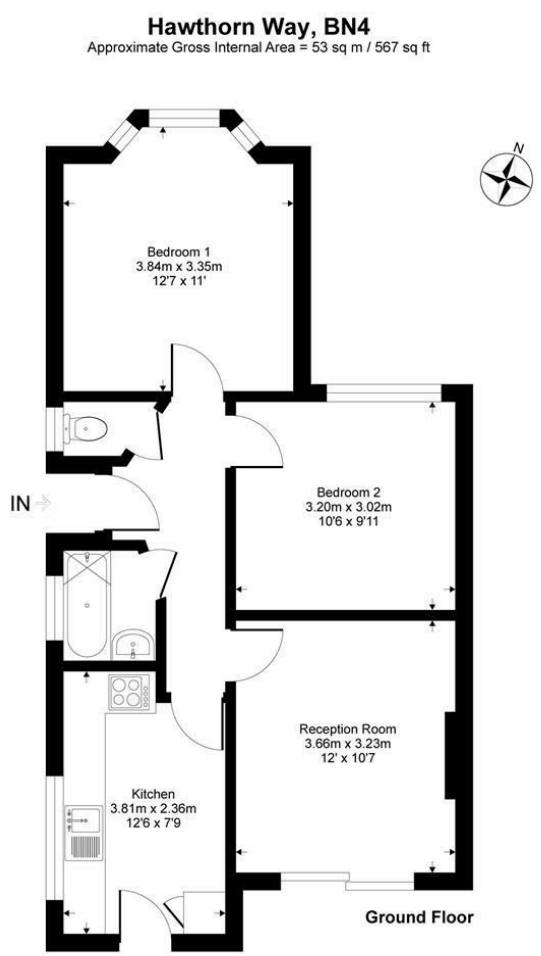
paved patio adjacent to the bungalow, area of neat lawn, flower and shrub beds, side access with outside tap, screened by panel fencing and hedgerow.

OFF ROAD PARKING

block paved, with space for two vehicles, shared drive with access to the garden

THE LOCATION

in a quiet cul de sac with local shops in nearby Valley Road 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



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