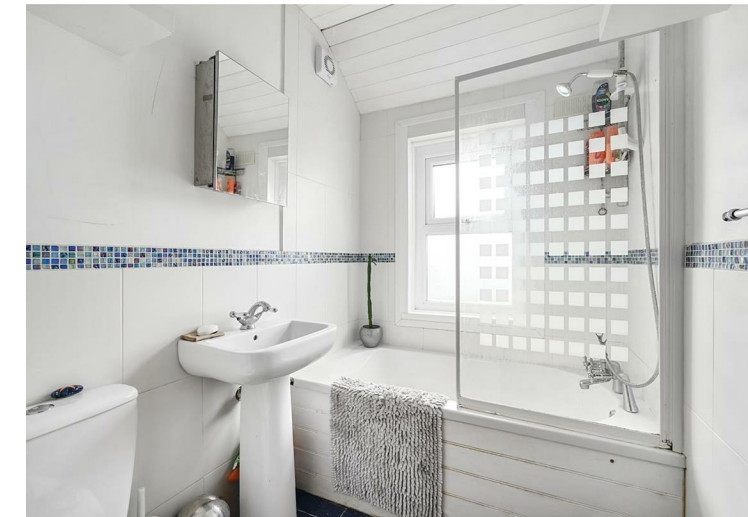
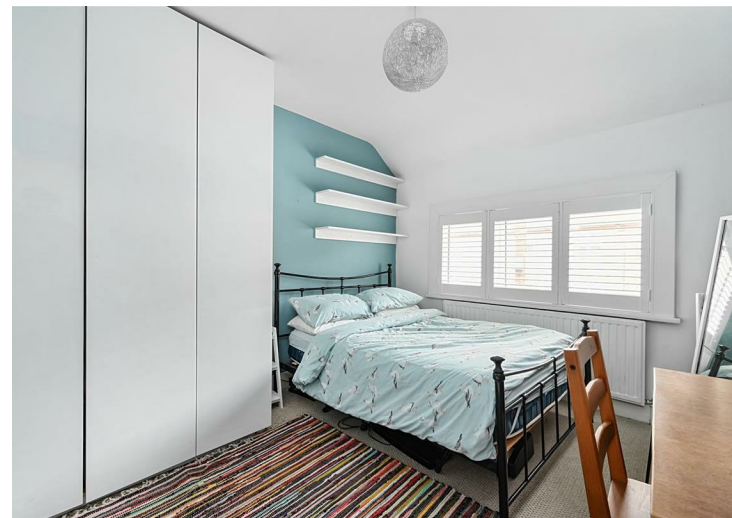
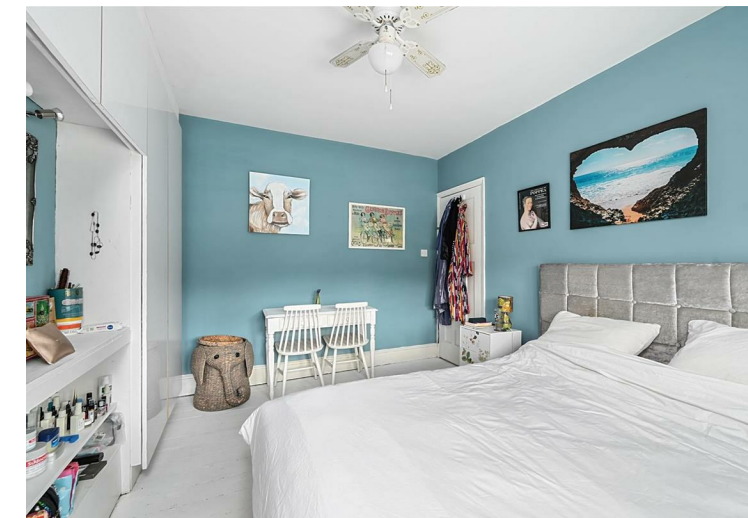


SINNOTT GREEN

Sales & Lettings



North Road, Portslade, BN41 2HA
Offers In Excess Of £375,000 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	73
	EU Directive 2002/91/EC	



- Extended Character Home
- Three Bedrooms
- 26ft Through Lounge
- 21ft Kitchen/Breakfast Room
- Conservatory
- West Facing Garden
- Close to the Village Centre

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

This CHARACTER end terrace house is EXTENDED and close to Village centre. THREE BEDROOMS, 26 ft through lounge, 21 FT MODERN KITCHEN/BREAKFAST ROOM with appliances, bathroom, CONSERVATORY, upvc double glazing, gas central heating, WEST FACING GARDEN

COVERED PORCH

frosted upvc double glazed front door to

ENTRANCE HALL

frosted upvc double glazed window, radiator, stairs to the first floor, wood block flooring, under stairs cupboard, door to

THROUGH LOUNGE

26'4 x 10'5 (8.03m x 3.18m)

feature fire place with an open fire, two radiators, dual aspect upvc double glazed bay window with a bench fitted into the bay, sliding upvc doublo glazed patio doors to

CONSERVATORY

8'4 x 7'6 (2.54m x 2.29m)

two wall lights, glass roof, upcv double glazed double doors to the garden, sliding upvc double glazed doors to the kitchen

KITCHEN BREAKFAST ROOM

21'1 x 6'2 (6.43m x 1.88m)

fitted with modern white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, ample base and eye level units, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN AND GRILL, INTEGRATED WASHING MACHINE AND DISHWASHER, INTEGRATED FRIDGE AND FREEZER, gas fired boiler concealed in a cupboard, BREAKFAST BAR, radiator, tiled floor, upvc double glazed widow, doors with access to the hall and the conservatory

FIRST FLOOR LANDING

loft access, cupboard housing a factory lagged tank, doors to

BEDROOM ONE

12'7 x 10'8 (3.84m x 3.25m)

two fitted double wardrobes with additional shelving, four white gloss doors and vanity shelves in between, radiator, upvc double glazed window with made to measure shutters,

BEDROOM TWO

10'9 x 10' (3.28m x 3.05m)

fitted double wardrobe with additional shelved cupboard and three white gloss doors, upvc double glazed window with made to measure shutters,

BEDROOM THREE

7'4 x 6' (2.24m x 1.83m)

radiator, upvc double glazed window with made to measure shutters,

BATHROOM

a white suite comprising of a panelled bath with mixer tap and shower attachment and glass shower screen, pedestal wash hand basin, low level wc, radiator, part tiled walls, tiled floor, extractor fan, frosted upvc double glazed window

WEST FACING REAR GARDEN

40' (12.19m)

paved patio adjacent to the house, area of lawn, further raised patio with pergola, screened by panel fencing and shrubs, rear gate with side and rear access

FRONT GARDEN

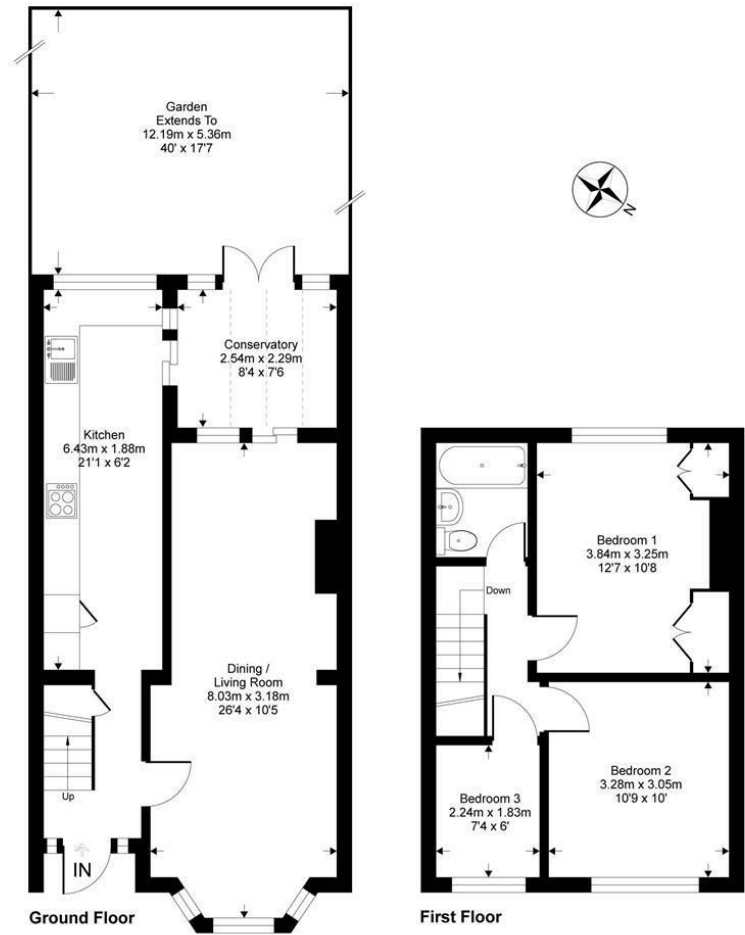
mainly paved, enclosed log store

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



Approximate Gross Internal Area = 85.5 sq m / 921 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 mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green