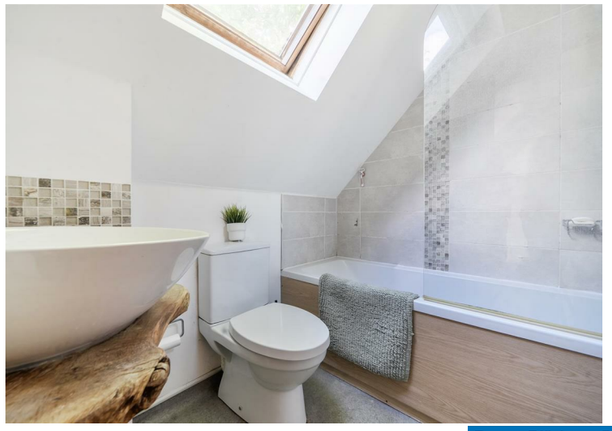

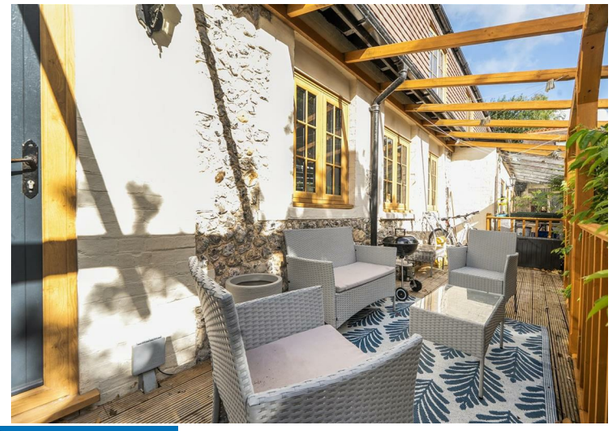

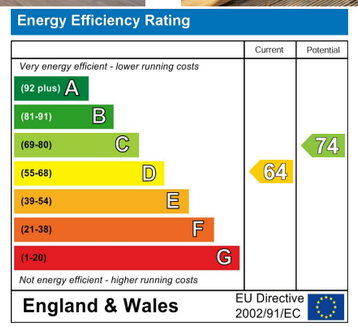

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SINNOTT GREEN

Sales & Lettings

South Street, Brighton, BN41 2LE
Offers In Excess Of £325,000 Freehold

- Mews Style House
- Two Bedrooms
- 18ft 10 x 14ft 10 Open Plan living space
- Modern Kitchen & Bathroom
- Downstairs Cloakroom
- Private Decked Terrace
- Parking Space

This modern Mews style house offers character and charm with decent living space and a courtyard style setting. Two bedrooms, 18 FT 10 X 14 FT 10 OPEN PLAN LIVING SPACE, downstairs cloakroom, modern bathroom, SUPER PRIVATE DECKED TERRACE, allocated parking bay, close to Portslade Village Centre

ENTRANCE HALL
radiator, laminate flooring, upvc double glazed window, stairs to the first floor,

CLOAKROOM
comprising of a low level wc, contemporary wash hand basin with cupboard under, electric extractor fan, laminate flooring,

OPEN PLAN LIVING SPACE
18'10 x 14'10 (5.74m x 4.52m)
laminate flooring, inset downlighters, two radiators, dual aspect upvc double glazed windows

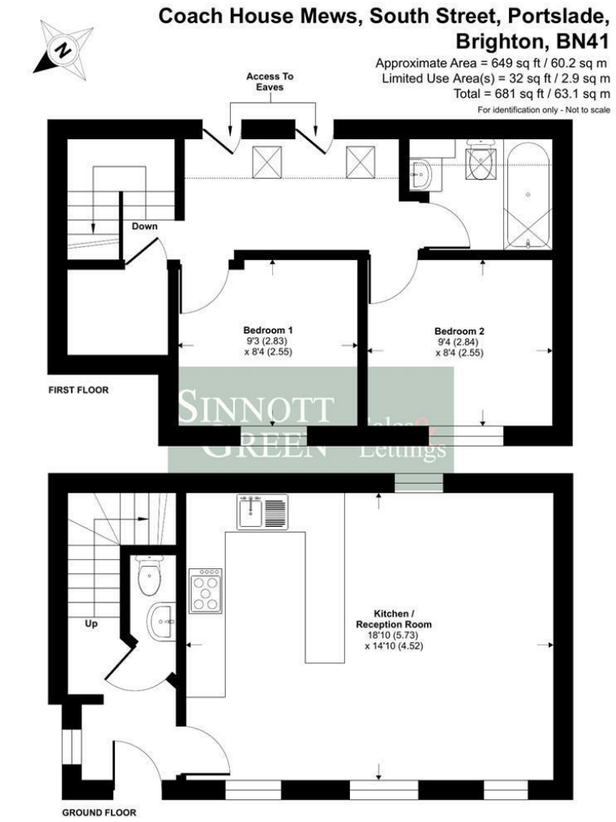
KITCHEN AREA
fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, INSET FIVE RING GAS HOB, FEXTRACTOR HOOD OVER, INTEGRATED MICROWAVE, INTERGRATED DISHWASHER AND WASHING MACHINE, WINE COOLER, breakfast bar, laminate flooring, extractor fan

FIRST FLOOR LANDING
large built in storage cupboard/wardrobe, two further built in cupboards, two Velux windows, inset downlighters, doors to

BEDROOM ONE
9'3 x 8'4 (2.82m x 2.54m)
radiator, dimmer switch, inset downlighters, upvc double glazed window

BEDROOM TWO
9'4 x 8'4 (2.84m x 2.54m)
radiator, dimmer switch, inset downlighters, upvc double glazed window

BATHROOM
comprising of a panelled bathe with mixer tap, shower attachment and glass shower screen, contemporary wash hand basin, low level wc, heated towel rail, extractor fan, part tiled, Velux window

PRIVATE DECKED TERRACE
decked, with a surrounding balustrade, pergola over, bordered by laurel bushes

THE LOCATION
tucked away in a courtyard setting yet very 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