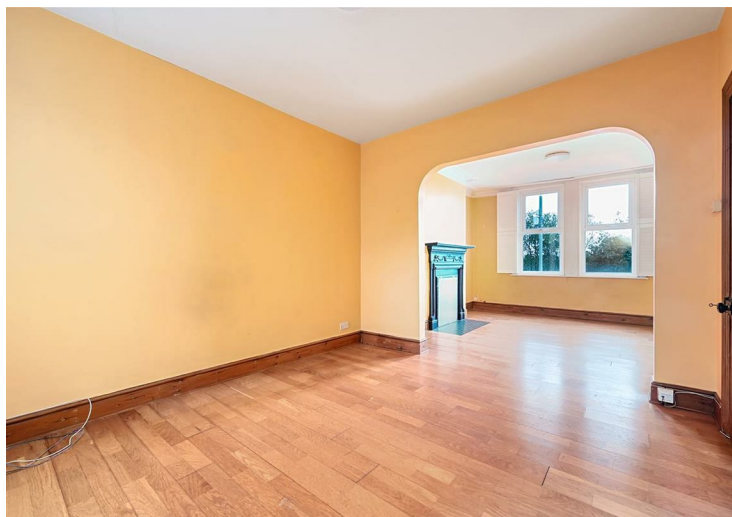


SINNOTT GREEN

Sales & Lettings



Old Shoreham Road, Portslade, BN41 1UB
Offers In Excess Of £375,000 Freehold



- Spacious Victorian House
- Three Double Bedrooms
- 24 ft Through Lounge/Dining Room
- 21 ft Kitchen/Breakfast Room
- Modern Shower Room
- Lean-to Conservatory
- Chain Free
- Some Updating Required

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		
	57	80
England & Wales		
	EU Directive 2002/91/EC	

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 www.sinnottgreen.com

This very SPACIOUS VICTORIAN HOUSE offers great size accommodation. THREE DOUBLE BEDROOMS, 24 ft through lounge/dining Room, 21 FT KITCHEN/BREAKFAST ROOM, modern shower room, double glazing, gas central heating, front & rear gardens, some updating required, CHAIN FREE

ENTRANCE VESTIBULE

via a frosted upvc double glazed door, front door to

ENTRANCE HALL

radiator, stairs to the first floor, understairs storage cupboard, door to

THROUGH LOUNGE

24'5 x 12'7 (7.44m x 3.84m)

feature cast iron fire place, coving, two wall lights laminated flooring, radiator, upvc double glazed window with made to measure shutters, archway to

DINING AREA

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

KITCHEN/BREAKFAST ROOM

21'1 x 10'6 (6.43m x 3.20m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FIVE RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, AMERICAN STYLE FRIDGE FREEZER, FITTED WASHING MACHINE AND DISHWASHER, ample space for a table, inset downlighters, radiator, dual aspect upvc double glazed windows (one with made to measure shutters), door to

LEAN TO/CONSERVATORY

13'8 x 4'7 (4.17m x 1.40m)

tiled floor, polycarbonate roof, dual aspect upvc double glazed window and sliding patio doors to the garden

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

16'6 x 12' (5.03m x 3.66m)

cast iron fire place, radiator, coving, loft access via a retractable loft ladder, three upvc double glazed windows with made to measure shutters

BEDROOM TWO

14'5 x 10'7 (4.39m x 3.23m)

louvre door airing cupboard housing lagged tank and linen shelves, radiator, coving, upvc double glazed window with made to measure shutters

BEDROOM THREE

12' x 10'8 (3.66m x 3.25m)

radiator, upvc double glazed window with made to measure shutters

RE FITTED SHOWER ROOM

a good size and comprising of a large shower cubicle, contemporary wash hand basin with drawers and vanity shelf, low level wc, tiled walls, frosted upvc double glazed window

REAR GARDEN

paved patio at either end of the garden, area of lawn, flower and shrub beds, garden shed, outside tap, walled on all three sides and with additional fencing, rear access gate

FRONT GARDEN

area of neat paving, area of lawn, matching paved steps to the house

THE LOCATION

Opposite Victoria Park and within just a few minutes' drive of the A27. Local buses provide regular services to Portslade Town centre and mainline railway station, which is around a ten minute walk, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

