



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	70	73
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

SINNOTT GREEN

Sales & Lettings



5 Greenways, Southwick, West Sussex BN42 4QJ
To Let: £1,750 PCM



- Detached Bungalow
- Three Bedrooms
- Modern Kitchen With Appliances
- Upvc Conservatory
- Spacious Lounge
- West Aspect Rear Garden
- Off Road Parking
- Garage

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****PLEASE EMAIL FOR PRE VIEWING APPLICATION****

Tenant(s) referencing qualifying criteria:

Clean Credit file with no CCJ's, In permanent employment with annual income £58,000 + or UK resident guarantor(s) with annual income £63,000 + will be required.

A well presented & spacious detached bungalow with west aspect rear garden and off road parking located in a sought after road close to local shops and amenities at Windmill Parade. Additional features Include, three bedrooms, spacious lounge, modern fitted kitchen with appliances, Upvc conservatory and large garage.

Entrance Porch

Approached via upvc double glazed front door, part tiled, additional upvc double glazed door to:

Entrance Hall

Access to roof space via loft hatch, wood effect laminate flooring, storage cupboard with shelves and coat hooks, airing cupboard, wall mounted digital heating controls and timer, radiator, additional storage cupboard housing electric meter and consumer unit, doors to:

Lounge

17' into bay x 13'3 (5.18m into bay x 4.04m)

Upvc double glazed bay window, radiator, gas fire with marble surround and wood mantle.

Kitchen

10'4 x 11'6 (3.15m x 3.51m)

Upvc double glazed window, modern high gloss fitted wall & base units with matching drawers, ample working surfaces with inset stainless steel sink unit, integral four ring halogen hob with matching oven and canopied extractor hood, slimline dishwasher, washing machine, fridge & freezer, replacement Vaillant gas combi boiler concealed in matching unit, tile effect flooring, radiator, open walk through to:

Conservatory

12' x 6'6 (3.66m x 1.98m)

Tile effect flooring, radiator, brick elevations, upvc double glazed windows and door opening onto the rear garden.

Bedroom One

11'2 to front of wardrobes x 12'8 (3.40m to front of wardrobes x 3.86m)

Upvc double glazed window over looking rear garden, radiator, fitted wardrobe range with matching drawers and dressing table.

Bedroom Two

11'3 into bay x 10'5 (3.43m into bay x 3.18m)

Upvc double glazed bay window, radiator, wood effect laminate flooring.

Bedroom Three

10'10 x 7'7 (3.30m x 2.31m)

Upvc double glazed window, radiator.

Sep WC

Upvc double glazed window with patterned glass, wood effect laminate flooring, radiator, part tiled walls, low level WC

Bathroom

Upvc double glazed window with patterned glass, fully tiled walls, heated towel rail, vinyl flooring, fitted bathroom cabinet with mirror, vanity wash hand basin, panel enclosed bath with mixer tap and shower attachment.

Off Road Parking

Herringbone brick paved providing off road parking to front.

Garage

Approached via shared drive, equipped with power and light.

Rear Garden

West aspect, paved patio areas, garden shed, shaped flower beds, arear of lawn, enclosed by timber panel fencing with gated side access.

