



Overdown Rise, Portslade, East Sussex BN41 2YG
£315,000 Freehold



- Semi Detached Family Home
- Three Bedrooms
- Spacious Kitchen & Lounge
- South Aspect Rear Garden
- Garage
- Chain Free
- Close To Schools & Local Shops

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A semi detached family home located In an elevated position within the Mile Oak district of Portslade close to local shops, schools and bus routes at Graham Avenue. Features include three bedrooms, spacious lounge & kitchen, south aspect rear garden, garage, Chain free.

Entrance Hall

Approached via part glazed front door, radiator, central heating thermostat with adjacent timer & controls, doors to:

Lounge

15'9 x 11'5 (4.80m x 3.48m)

Upvc double glazed window, additional single glazed side window, stripped wooden floorboards, radiator, modern contemporary style fitted electric fire with fireplace surround.

Ground Floor WC

Window with patterned glass, low level WC, wall mounted gas boiler.

Family Bathroom

Upvc double glazed window with patterned glass, tiled flooring, radiator, part tiled walls, fitted bathroom cabinet, pedestal wash hand basin, panel enclosed bath with mixer tap & shower attachment.

Kitchen

10'10 x 10' (3.30m x 3.05m)

Upvc double glazed patio door opening onto rear garden, wood effect vinyl flooring, radiator, fitted wall & base units with matching drawers, working surfaces with inset stainless steel sink unit & drainer, under stairs storage cupboard housing meters, space & plumbing for appliances

First Floor Landing

Access to roof space via loft hatch, doors to:

Bedroom One

15'8 x 10'1 (4.78m x 3.07m)

Upvc double glazed window, with Downland views, radiator, stripped wooden floorboards, built in double wardrobe cupboard,

Bedroom Two

11'8 x 8' (3.56m x 2.44m)

Upvc double glazed window over looking rear garden, wood effect laminate flooring, radiator, door to:

Bedroom Three

10'9 x 7'4 (3.28m x 2.24m)

Upvc double glazed window overlooking rear garden, stripped wooden floorboards, radiator.

Front Garden

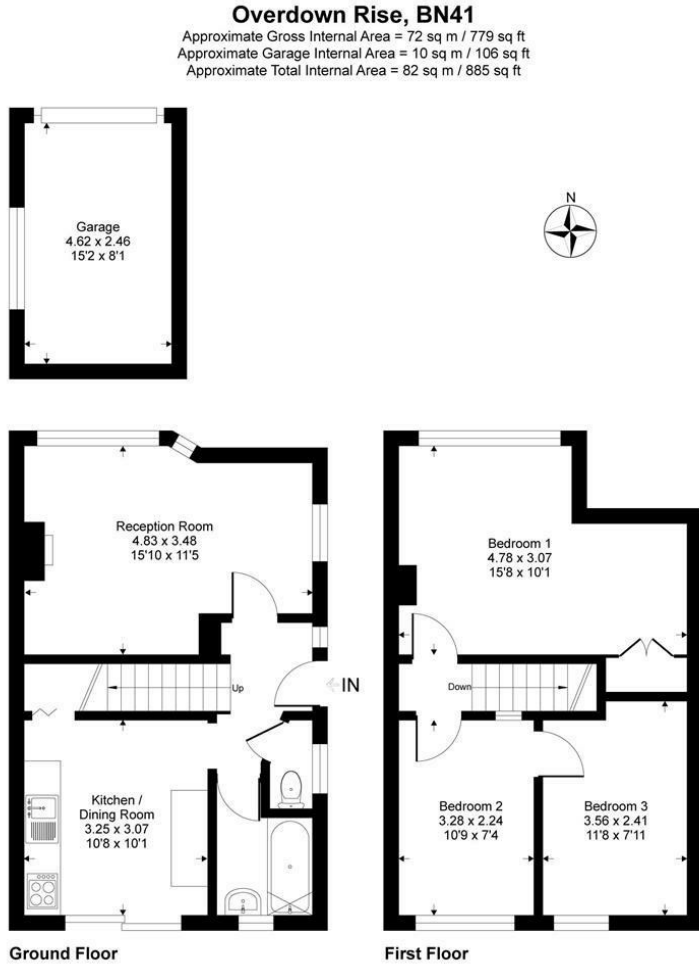
Mainly laid to lawn, bordered by low level retaining brick wall and flower beds.

Rear Garden

South aspect, low maintenance patio style design bordered with flower beds, garden store box, enclosed to all sides with side access gate.

Garage

Approached via shared driveway, equipped with metal up & over door.



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