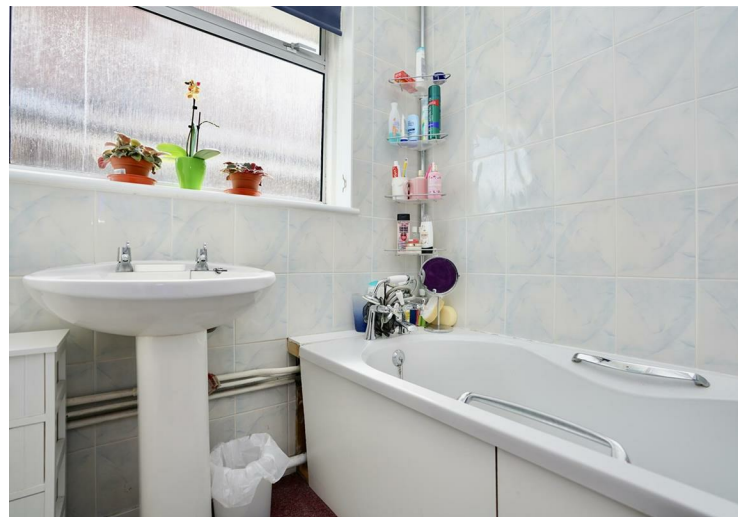


SINNOTT GREEN

Sales & Lettings



Valley Road, Portslade, Sussex BN41 2TJ
£345,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



- **Extended Semi Detached Bungalow**
- **Two Double Bedrooms**
- **Lounge & Dining Room**
- **Fitted Kitchen**
- **West Facing Rear Garden**
- **Garage**

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

This extended semi detached bungalow is well presented and located in a popular road close to local shops. Features include TWO DOUBLE BEDROOMS, lounge, dining room, fitted kitchen, bathroom, upvc double glazing, gas central heating, separate wc, WEST FACING GARDEN, gardens, GARAGE,

ENTRANCE HALL

meter cupboard, coving, loft access, radiator, door to

LOUNGE

16'6 x 11'1 (5.03m x 3.38m)

fire surround, coving, radiator, two wall lights, upvc double glazed windows and upvc double glazed door to the garden

KITCHEN

10'6 x 9'5 (3.20m x 2.87m)

fitted with matching units comprising 1 11/2 bowl inset sink unit, adjacent working surfaces with tiled surround, INSET FOUR RING GAS HOB, BUILT IN EYE LEVEL ELECTRIC DOUBLE OVEN, space and plumbing for washing machine, space for fridge freezer, coving, shelved recess, dual aspect double glazed window and windows and door to

DINING ROOM/CONSERVATORY

11'6 x 7'1 (3.51m x 2.16m)

radiator, windows, door to the garden

BEDROOM ONE

14'5 x 11'1 (4.39m x 3.38m)

full width fitted wardrobe, radiator, coving, upvc double glazed bay window

BEDROOM TWO

11' x 10'6 (3.35m x 3.20m)

radiator, coving, upvc double glazed window

BATHROOM

comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls, radiator, airing cupboard housing lagged tank and linen shelves, frosted upvc double glazed window

SEPARATE WC

comprising low level wc, radiator, tiled walls, frosted double glazed window

WEST FACING REAR GARDEN

well kept with an area of neat lawn, brick laid patio, flower and shrub beds WORKSHOP 14 X 6'3 with windows and access to the garage, power and light, screened by panel fencing, rear access gate, side gate

FRONT GARDEN

good size area of lawn, flower and shrub beds, * excellent potential for off road parking *

GARAGE

16'9 x 9'4 (5.11m x 2.84m)

up and over door, power and light, access via a shared drive

THE LOCATION

in a popular road close to local shops and amenities, within half a mile of 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.

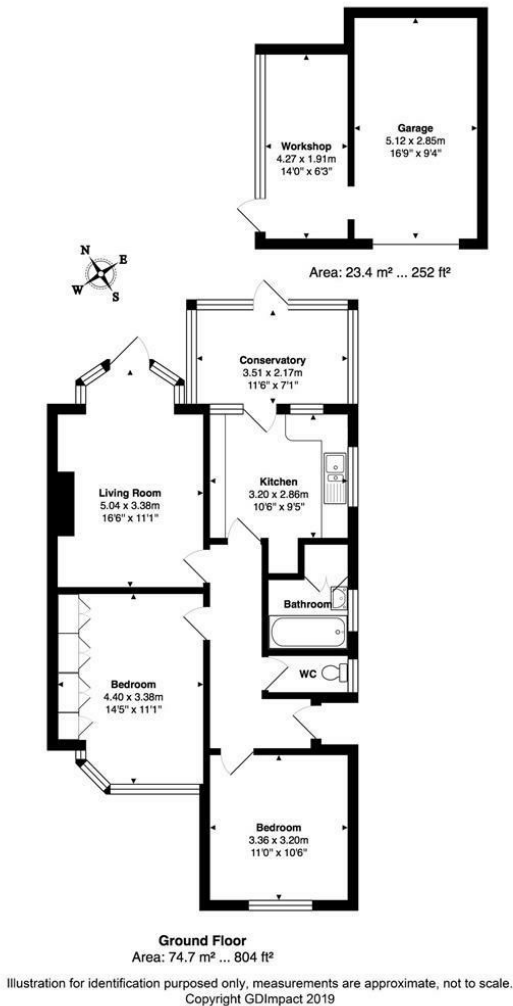


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