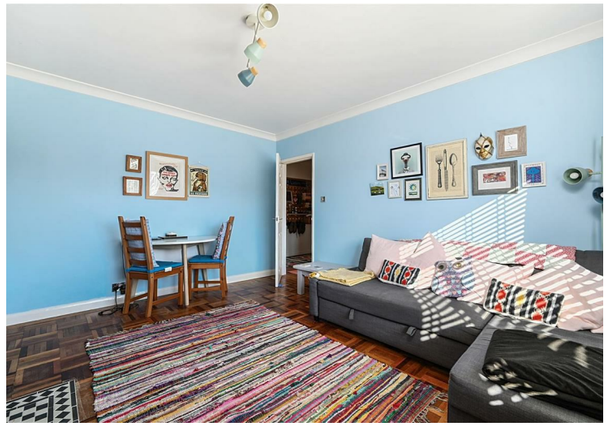

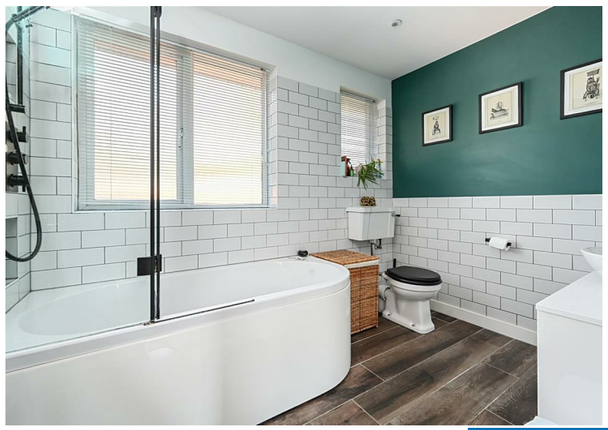

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SINNOTT GREEN

Sales & Lettings

Windlesham Close, Portslade, BN41 2LJ
Offers In Excess Of £400,000 Freehold

- Two Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Re Fitted Bathroom
- West Facing Garden
- Corner Plot
- Garage & Drive
- Village Centre Location

This rarely available SPACIOUS semi detached BUNGALOW is located on a CORNER PLOT in the heart of Portslade Village Centre. TWO DOUBLE BEDROOMS, Lounge, kitchen/breakfast room, RE FITTED BATHROOM, double glazing , gas central heating, WEST FACING REAR GARDEN, front garden, GARAGE AND PRVATE DRIVE

COVERED PORCH
frosted upvc double glazed front door to

ENTRANCE HALL
radiator, parquet flooring, coving, inset downlighters, double storage cupboard, loft access, doors to

LOUNGE
13'8 x 12'1 (4.17m x 3.68m)
parquet flooring, cabinets built in to the recesses with matching shelves over, fire place with tiled hearth, coving, radiator, upvc double glazed window

KITCHEN/BREAKFAST ROOM
10'8 x 10'1 (3.25m x 3.07m)
fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tile surrounds, a range of base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for a washing machine, space for fridge freezer, space for a table, radiator, inset downlighters, upvc double glazed window and upvc double glazed door to the garden

BEDROOM ONE
12'2 x 11'9 (3.71m x 3.58m)
radiator, parquet flooring, upvc double glazed window

BEDROOM TWO
12'3 x 7'6 (3.73m x 2.29m)
radiator, parquet flooring, upvc double glazed window

RE FITTED BATHROOM
a contemporary white suite comprising of a curved panelled bath with a separate overhead shower and glass shower screen, wash hand basin set in vanity unit with cupboards and shelves under, low level wc, tiled floor underfloor heating, part tiled walls, inset downlighters, extractor fan, two upvc double glazed windows

WEST FACING REAR GARDEN
tiered, with paved patio, flower and shrub beds, garden shed and potting shed, water tap, side gate

CORNER PLOT FRONT GARDEN
to the front and side of the Bungalow, flower and shrub beds, winding path to the front gate

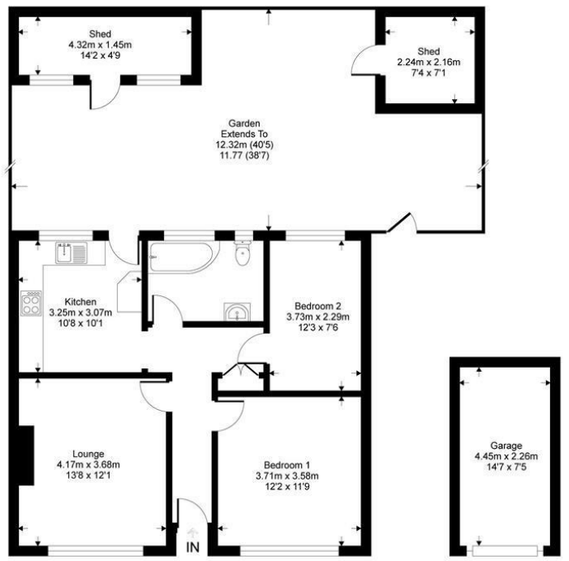
PRIVATE DRIVE
providing off road parking and leading to

GARAGE
double opening wooden doors, power and light

THE LOCATION
A great location, in the heart of Portslade Village 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

Windlesham Close, BN41

Approximate Gross Internal Area = 65 sq m / 700 sq ft
Approximate Garage Internal Area = 10 sq m / 108 sq ft
Approximate Outbuildings Internal Area = 11 sq m / 119 sq ft
Approximate Total Internal Area = 86 sq m / 927 sq ft



Ground Floor

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