

**Overdown Rise, Portslade, BN41 2YF**  
**£375,000 Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- Extended Semi
- Three Bedrooms
- Lounge
- Dining Room
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Garage
- Chain Free

This EXTENDED chalet style house has been much improved by the owners and is in very good decorative order throughout. THREE BEDROOMS, lounge, 19 FT FITTED KITCHEN/DINING ROOM WITH APPLIANCES, modern shower room, gas central heating, upvc double glazing, rear garden adjoins allotments, GARAGE, chain free

**ENTRANCE HALL**

via upvc double glazed front door, frosted upvc double glazed window, coving, stairs to the first floor

**LOUNGE**

15'8 x 11'5 (4.78m x 3.48m)

fire place with wood surround and an inset gas real flame fire, radiator, coving, 'Hive' remote controlled thermostat, upvc double glazed bay window

**KITCHEN/DINING ROOM**

19'8 x 9'10 (5.99m x 3.00m)

fitted with modern, matching white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units with corner racks and drawers, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN NEFF ELECTRIC FAN ASSISTED OVEN AND GRILL WITH SLIDE-IN DOOR, BUILT IN AEG MICROWAVE, space for fridge freezer, space and plumbing for a washing machine, walk-in cupboard with light, inset downlighters, radiator, two plug sockets with USB points

**DINING AREA**

frosted upvc double glazed side door, sliding upvc double glazed doors to the garden

**SHOWER ROOM**

a modern suite, comprising of a large shower cubicle with a sliding glass door, wash hand basin with drawers under, ladder style heated towel rail, tall wall mounted shelved cupboard, laminate flooring, inset downlighters, tiled walls, frosted upvc double glazed window

**SEPARATE WC**

comprising of a low level wc, frosted upvc double glazed window

**FIRST FLOOR LANDING**

loft access, doors to

**BEDROOM ONE**

15'9 x 9'10 (4.80m x 3.00m)

radiator, built in cupboard, eaves storage cupboard, upvc double glazed window

**BEDROOM TWO**

10'9 x 7'11 (3.28m x 2.41m)

built in double cupboard housing the wall mounted gas fired boiler and with adjacent clothes hanging space, adjacent built in shelved cupboard, radiator, upvc double glazed window

**BEDROOM THREE**

8' x 7'5 (2.44m x 2.26m)

radiator, upvc double glazed window

**FRONT GARDEN**

mainly laid to lawn, flower and shrub beds, NB; ample space for off road parking

**REAR GARDEN**

mainly laid to lawn, side access gate, adjoins allotments at the rear

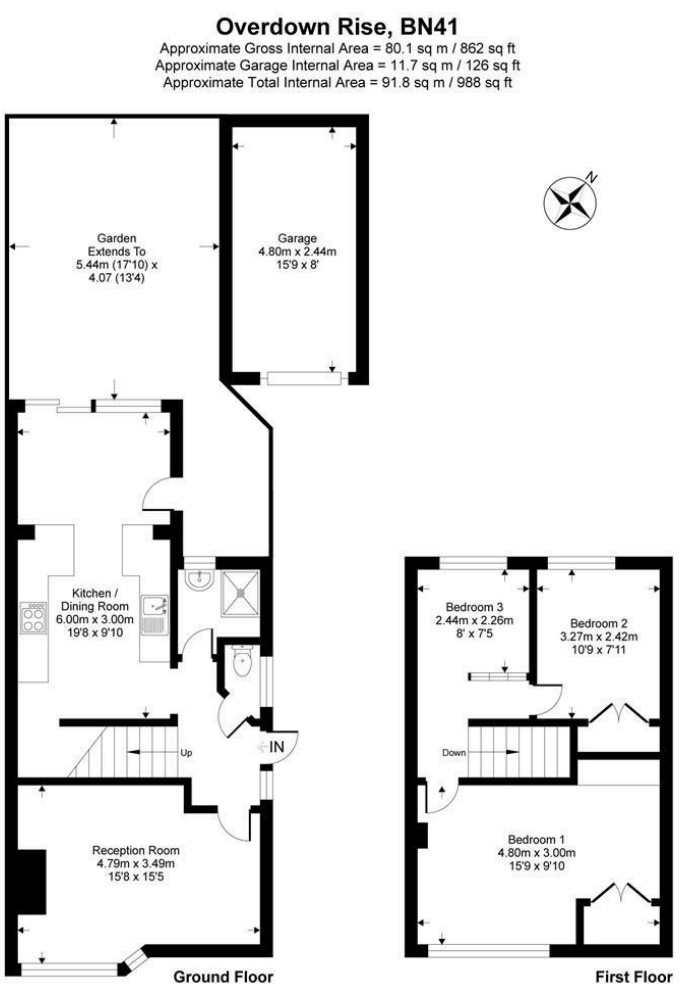
**GARAGE**

15'9 x 8' (4.80m x 2.44m)

up and over door, upvc double glazed window

**THE LOCATION**

a popular road, backing on the the allotments and within easy reach of the schools and shops and amenities in nearby Graham Avenue 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



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