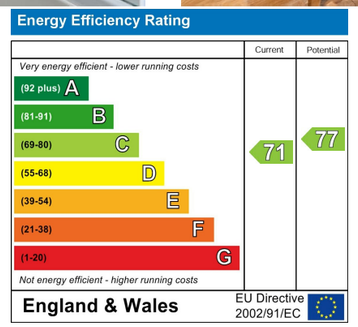

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SINNOTT GREEN

Sales & Lettings

Downsview Road, Brighton, BN41 2HQ
£550,000 Freehold

- Spacious Family Home
- Four Bedrooms
- Feature Kitchen/Dining Room
- Lounge
- Family Bathroom & Ensuite
- South Facing Rear Garden
- Off Road Parking
- Cul De Sac

This excellent, EXTENDED semi detached FAMILY HOME is located in a quiet cul de sac close to Portslade Village Centre. FOUR BEDROOMS, lounge, FEATURE KITCHEN/DINING ROOM with appliances, cloakroom, FAMILY BATHROOM & ENSUITE, south facing rear garden, off road parking,

ENTRANCE HALL
via a contemporary composite front door, radiator, stairs to the first floor, under stairs cupboard, inset down lighters, laminate flooring

LOUNGE
13'10 x 11'3 (4.22m x 3.43m)
feature open fire recess with wood mantel, radiator, dimmer switch, upvc double glazed bay window

KITCHEN/DINING ROOM
24'5 x 17'8 (7.44m x 5.38m)
fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, a range of base and eye level units, large island breakfast bar with drawers and cupboards and ample seating space, INSET FOUR RING INFRA RED HOB with FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN AND MICROWAVE, INTEGRATED WASHING MACHINE AND DISHWASHER, INTEGRATED TALL FRIDGE, INTEGRATED TALL FREEZER, ample space for a dining table, inset downlighters, laminate flooring, underfloor heating, upvc double glazed window and skylight window, upvc double glazed double doors to the garden

CLOAKROOM
comprising of a low level wc with concealed cistern, contemporary wash hand basin with cupboard under and ample tiled splashback, electric extractor fan

FIRST FLOOR LANDING
upvc double glazed window, stairs to the second floor, doors to

BEDROOM TWO
14'2 x 10'7 (4.32m x 3.23m)
radiator, dimmer switch, upvc double glazed window with views towards the downs

BEDROOM THREE
12'3 x 10'7 (3.73m x 3.23m)
radiator, dimmer switch, upvc double glazed window with views over fields and towards the sea

BEDROOM FOUR
7'11 x 6'9 (2.41m x 2.06m)
radiator, upvc double glazed window with views towards the Downs

FAMILY BATHROOM
a matching white suite comprising of a panelled bath with mixer tap and separate overhead shower and glass shower screen, pedestal wash hand basin, low level wc, tiled walls, ladder style heated towel rail, tiled floor, frosted upvc double glazed window

SECOND FLOOR LANDING

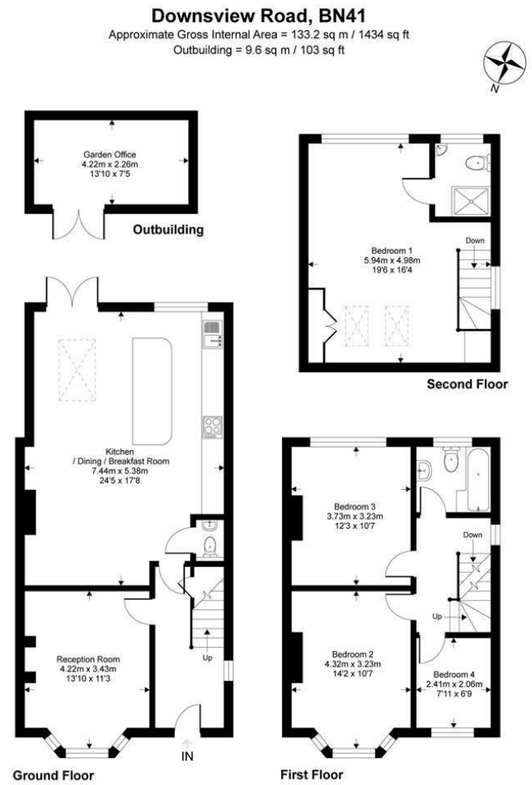
MASTER BEDROOM
19'6 x 16'4 (5.94m x 4.98m)
contemporary drawers and wardrobe, radiator, bespoke built in eaves cupboards, inset downlighters, dimmer switch, dual aspect, large upvc double glazed window with views over fields and towards the sea, velux windows with views towards the Downs

ENSUITE
comprising of a walk in shower with glass screen, low level wc, wash hand basin set in vanity unit with drawers and cupboards under, tiled floor, ladder style heated towel rail, tiled walls, inset down lighters, extractor fan, frosted upvc double glazed window

SOUTH FACING REAR GARDEN
neat paved patio, area of lawn, raised flower and shrub beds, double side gates, large OFFICE/SUMMERHOUSE 13'10 x 7'5 with upvc double glazed doors, contemporary fencing on both sides

PRIVATE DRIVE
at the front of the property, providing off road parking, further shared drive leading to the garden access

THE LOCATION
in a quiet cul de sac close to 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. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



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