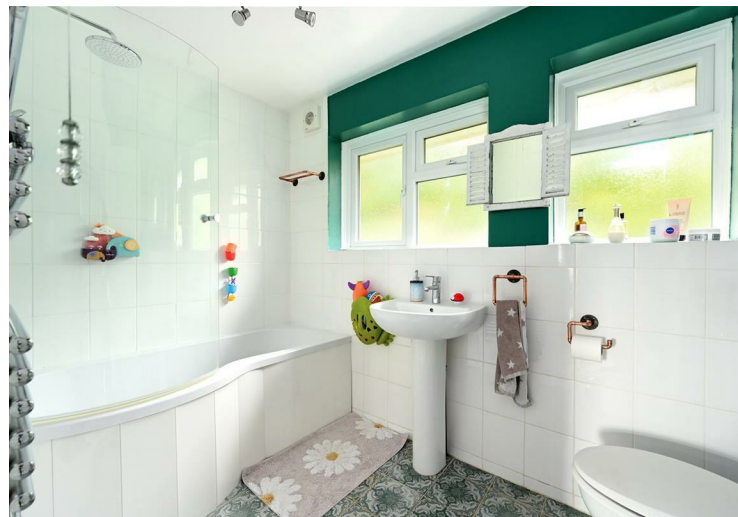


SINNOTT GREEN

Sales & Lettings



Southon Close, Portslade, BN41 2RX
Offers In Excess Of £400,000 Freehold



- Spacious Semi
- Three Bedrooms
- Lounge
- Dining Room
- Modern Kitchen & Bathroom
- Garage & Private Drive
- Quiet Cul De Sac

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

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
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This SPACIOUS SEMI DETACHED house is located in quiet cul de sac with local amenities close by. THREE BEDROOMS, lounge, dining room, modern fitted kitchen & bathroom, gas central heating, upvc double glazing, garden, GARAGE & PRIVATE DRIVE

ENTRANCE HALL

radiator, fitted shoe shelves, stairs to the first floor, engineered wood flooring, coving, door to

LOUNGE/DINING ROOM

22'2 x 19'4 (6.76m x 5.89m)

feature fire place with wood mantel, coving, radiator, fitted bookshelves, upvc double glazed windows with views over Mile Oak

DINING AREA

coving, radiator, upvc double doors to the garden

KITCHEN

12'4 x 9'10 (3.76m x 3.00m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for a range cooker with a fitted extractor hood over, space for fridge freezer, space and plumbing for washing machine, built in broom/storage cupboard, contemporary wall mounted radiator, coving, engineered wood flooring, dual aspect upvc double glazed window and upvc double glazed door to the garden

FIRST FLOOR LANDNG

upvc double glazed window, coving, loft access, doors to

BEDROOM ONE

13'1 x 11'11 (3.99m x 3.63m)

exposed varnished floorboards, radiator, coving, upvc double glazed window with views over Mile Oak

BEDROOM TWO

12'10 x 9'10 (3.91m x 3.00m)

full width fitted wardrobes with clothes hanging space and shelving, radiator, coving, laminate flooring, upvc double glazed window

BEDROOM THREE

9' x 7' (2.74m x 2.13m)

built in shelved cupboard, coving, laminate flooring, radiator, upvc double glazed window with views over Mile Oak

BATHROOM

a white suite comprising of a panelled bath/shower with separate overhead shower and curved shower screen, pedestal wash hand basin, low level wc, ladder style heated towel rail, extractor fan, frosted upvc double glazed windows

REAR GARDEN

a corner plot, with a block paved patio adjacent to the house, steps up to an area of lawn, flower and shrub beds, side access

FRONT GARDEN

flower and shrub beds

PRIVATE DRIVE

providing additional parking and leading to

GARAGE

18'6 x 18'9 (5.64m x 5.72m)

up and over door, power and light

THE LOCATION

a great location, being in the corner of a quiet cul de sac with local shops and amenities close by 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

Council Tax Band D

