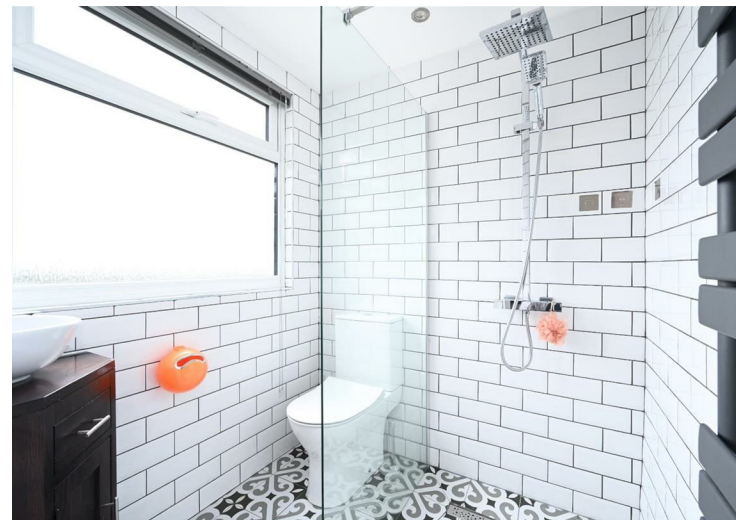
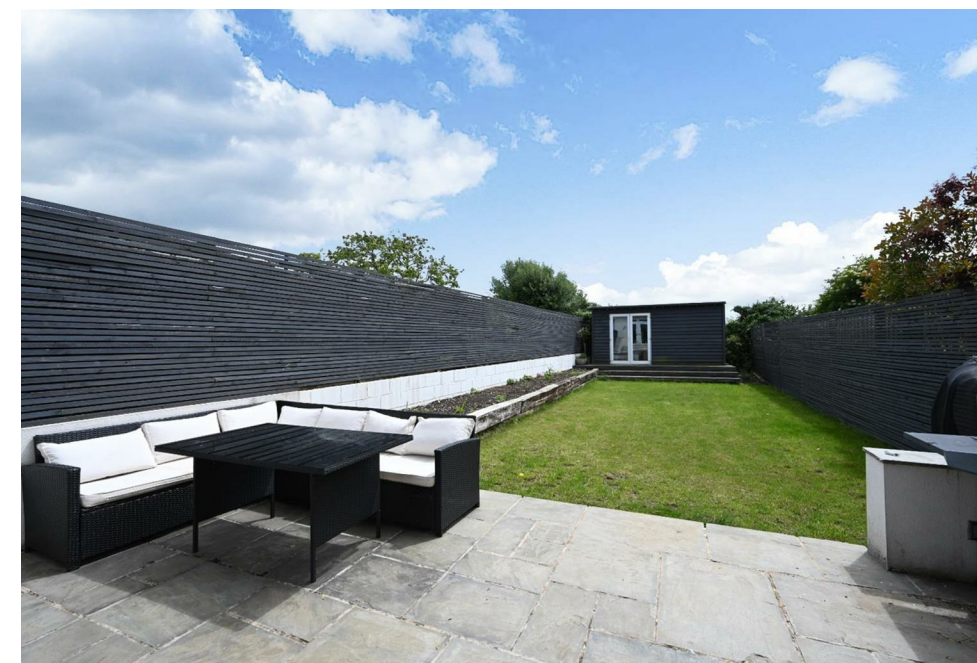


SINNOTT GREEN

Sales &
Lettings



Downsview Road, Portslade, East Sussex BN41 2HQ
Offers In The Region Of £550,000 Freehold



- Extended Semi Detached Family Home
- Four Bedrooms
- Family Bathroom & En Suite
- Feature Open Plan Kitchen/Dining
- Ground Floor WC
- Off Road Parking
- South Aspect Garden Backing Onto Fields
- Garden Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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
Tel: 01273 430 880 Email: portslade@sinnottgreen.com
www.sinnottgreen.com

This excellent, EXTENDED SEMI is located in a quiet cul de sac close to Portslade Village Centre. FOUR BEDROOMS, lounge, FEATURE KITCHEN/DINING ROOM, cloakroom, FAMILY BATHROOM & ENSUITE, south facing rear garden, off road parking, Great family home. CHAIN FREE

ENTRANCE HALL

radiator, stairs to the first floor, under stairs cupboard, inset down lighters

LOUNGE

13'10 x 11'3 (4.22m x 3.43m)

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 FRIDGE 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, wash hand basin with cupboard under, 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, 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

REAR GARDEN

south facing, paved patio, area of lawn, raised flower and shrub beds, double side gates, large OFFICE/GARDEN ROOM 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

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

Council Tax Band C

