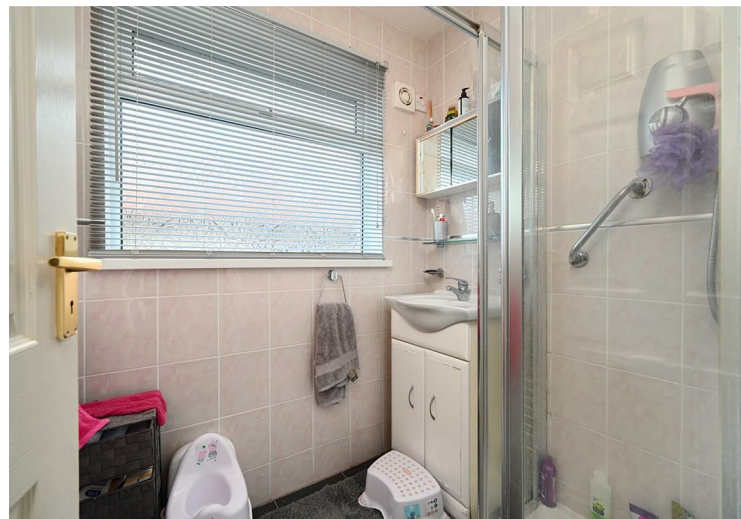


SINNOTT GREEN

Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Oakdene Avenue, Portslade, BN41 2RJ
£325,000 Freehold



- **Extended Detached Bungalow**
- **Two Double Bedrooms**
- **UPVC Conservatory**
- **Front & Rear Gardens**
- **Garage**
- **Chain Free**

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
 www.sinnottgreen.com

An EXTENDED DETACHED BUNGALOW located in a popular area close to the Downs. TWO DOUBLE BEDROOMS, lounge, kitchen, shower room, separate wc, UPVC CONSERVATORY, lean-to, GARAGE, front & rear gardens, CHAIN FREE

ENTRANCE HALL

via a frosted upvc double glazed front door, radiator, meter/storage cupboard, coving, loft access via a retractable loft ladder

LOUNGE

16'3 x 10'7 (4.95m x 3.23m)

ornamental fire place with fitted electric fire, radiator, two wall lights, dimmer switch, coving, upvc double glazed bay window

KITCHEN

11'7 x 9'2 (3.53m x 2.79m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN, space and plumbing for washing machine, space for fridge freezer, gas fired boiler in recess, dual aspect, upvc double glazed windows and door to

LEAN - TO/ UTILITY ROOM

8'6 x 5'7 (2.59m x 1.70m)

radiator, upvc double glazed windows, upvc double glazed door to

CONSERVATORY

10'6 x 8' (3.20m x 2.44m)

radiator, polycarbonate roof, upvc double glazed door to the garden

BEDROOM ONE

12'2 x 10'4 (3.71m x 3.15m)

fitted wardrobes with fitted shelving and drawers, five sliding doors (two mirrored), radiator, coving, upvc double glazed window

BEDROOM TWO

10'8 x 8'1 (3.25m x 2.46m)

fitted double wardrobe, radiator, coving, dimmer switch, upvc double glazed window

SHOWER ROOM

comprising of a tiled shower cubicle, wash hand basin with cupboards under, ladder style heated towel rail, tiled walls, tiled floor, airing cupboard housing lagged tank and linen shelves, extractor fan, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, radiator, part tiled walls, frosted upvc double glazed window

REAR GARDEN

paved patio adjacent to the property, area of well kept lawn, panel fencing, side gate, SUMMER HOUSE with power and light

FRONT GARDEN

mainly paved with ample space for off road parking

DEATCHED GARAGE

16'5 x 8'4 (5.00m x 2.54m)

electronic roller shutter door with internal and remote switches, dual aspect windows, power and light, access via a shared drive

THE LOCATION

in a popular area close to the Downs and also close to local shops and amenities 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

