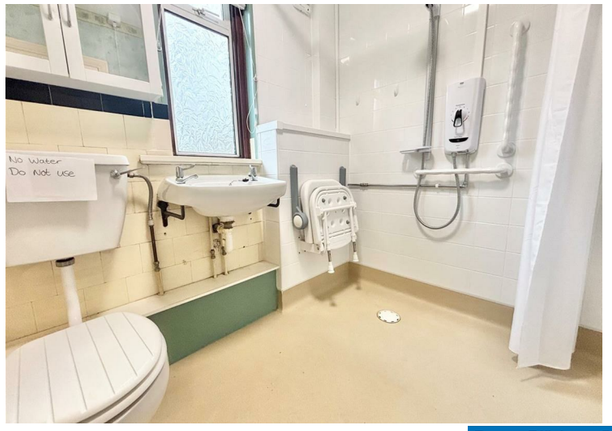


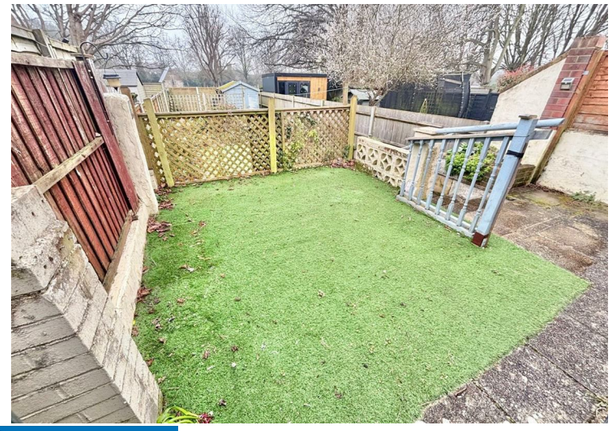

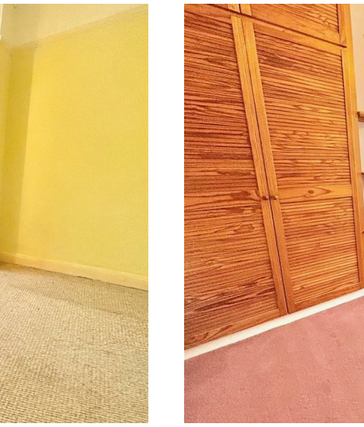


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# SINNOTT GREEN

Sales & Lettings

## Victoria Road, Portslade, East Sussex BN41 1XB
## Offers In Excess Of £400,000 Freehold

- Spacious Family Home
- Three Bedrooms
- Two Reception Rooms
- 16ft Kitchen/Breakfast Room
- South Facing Garden
- Private Drive
- Some Updating Required
- Chain Free

This EXTENDED FAMILY HOUSE is in a great location, opposite Victoria Park and within a few hundred yards of Portslade Town Centre. THREE BEDROOMS, lounge, dining room, 16' KITCHEN/BREAKFAST ROOM, wet room, SOUTH FACING GARDEN, some updating required, PRIVATE DRIVE.
The property benefits from modern gas combination boiler and central heating system, upvc double glazing and a block paved private drive. This spacious home would benefit from updating the kitchen bathroom, flooring and Decor.

## ENCLOSED PORCH
via upvc double glazed door, triple aspect upvc double glazed widows, frosted upvc double glazed front door to

## ENTRANCE HALL
radiator, stairs to the first floor, under stairs cupboard, telephone point

## LOUNGE
14'6 x 10'10 (4.42m x 3.30m)
fire place with wood surround, radiator, coving, upvc double glazed bay window

## DINING ROOM
11'9 x 9'9 (3.58m x 2.97m)
radiator, fitted gas fire, open to

## KITCHEN/BREAKFAST ROOM
16'3" max x 15'7" max (4.95m max x 4.75m max )
comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for a cooker and fridge freezer, space and plumbing for a washing machine, further appliance space, upvc double glazed windows and upvc double glazed double doors to the garden

## FIRST FLOOR LANDING
loft access, doors to

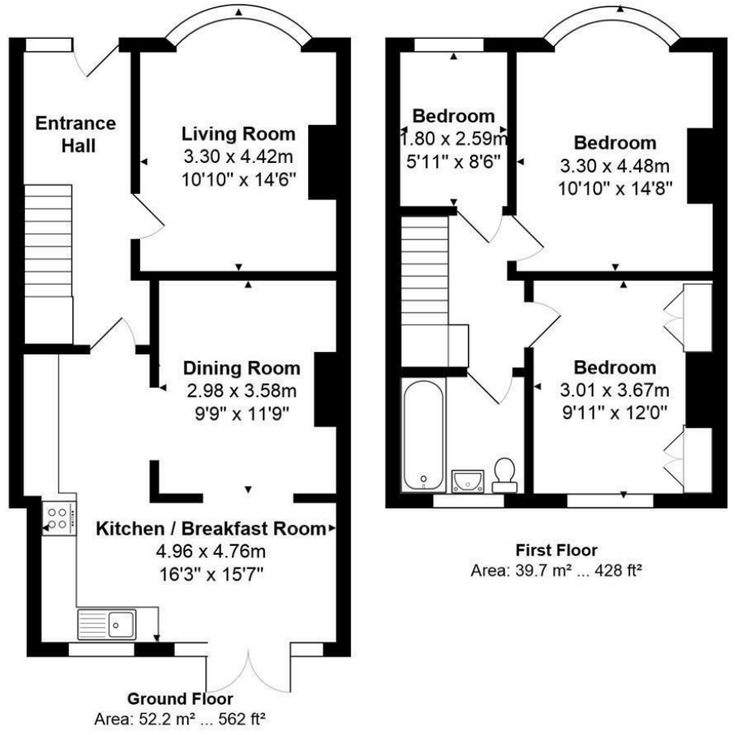
## BEDROOM ONE
14'8 x 10'10 (4.47m x 3.30m)
radiator, coving, picture rail, upvc double glazed bay window

## BEDROOM TWO
12' x 9'11 (3.66m x 3.02m)
fitted wardrobe with louvre doors, fitted airing cupboard with linen shelves and a modern 'Worcester' gas combination boiler, radiator, coving, upvc double glazed window

## BEDROOM THREE
8'6 x 5'11 (2.59m x 1.80m)
radiator, coving, upvc double glazed window

## WET ROOM
comprising of a shower area with a fitted 'Mira' shower, pedestal wash and basin, low level wc, part tiled walls, extractor fan, frosted double glazed window

## SOUTH FACING REAR GARDEN
two areas of artificial lawn, flower and shrub beds, garden shed, fenced on all sides

## PRIVATE DRIVE
at the front of the property, block paved with space for up to two vehicles

## THE LOCATION
a great location, directly opposite Victoria Park and just a few hundred yards to Portslade Town Centre and mainline station and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive