

# SINNOTT GREEN

Sales &  
Lettings



**Dean Gardens, Portslade, BN41 2FX**  
**£325,000 Freehold**



- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Shower Room
- Front & Rear Gardens
- Cul de Sac
- Chain Free



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      | 68        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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This DETACHED BUNGALOW is located in a popular cul de sac offers great potential. TWO DOUBLE BEDROOMS, lounge, kitchen, front & rear gardens, GARAGE, shower room, separate wc, modern upvc double glazing, gas central heating, CHAIN FREE

ENTRANCE HALL

via a frosted upvc double glazed front door, built in coats cupboard that also houses the gas and electric meters, radiator, built in linen cupboard, doors to

LOUNGE

15'4 x 11' (4.67m x 3.35m)

feature fire place with a marble style inset, hearth and mantel, radiator, coving, two wall lights, sliding upvc double glazed patio doors to the garden

KITCHEN

10'6 x 7'10 (3.20m x 2.39m)

comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for a cooker and fridge freezer, space and plumbing for washing machine, shelved larder cupboard, built in cupboard housing the wall mounted gas fired boiler, coving, upvc double glazed windows and frosted upvc double glazed door to the garden

BEDROOM ONE

12' x 10'5 (3.66m x 3.18m)

radiator, coving upvc double glazed window

BEDROOM TWO

12'1 x 8'4 (3.68m x 2.54m)

radiator, upvc double glazed window

SHOWER ROOM

comprising of a large walk in shower with drying area, pedestal wash hand basin, radiator, tiled walls, frosted upvc double glazed window

SEPARATE WC

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

REAR GARDEN

neatly laid with artificial lawn, flower and shrub beds fenced on all three sides, side gate

FRONT GARDEN

neatly laid with artificial turf, flower and shrub beds

GARAGE

up and over door, upvc double glazed window, access via a shared driveway

THE LOCATION

in a popular cul de sac, with local amenities in Burlington Parade 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

