

Sidehill Drive, Portslade, East Sussex BN41 2QA  
£245,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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	



- One Bedroom House
- Open Plan Kitchen/Living Space
- Well Presented
- Modern Bathroom
- Feature Private Garden
- Off Road Parking
- Quiet Cul De Sac Location



A freehold house with lots of features including lounge, kitchen with appliances, DOUBLE BEDROOM, bathroom, upvc double glazing, FEATURE PRIVATE GARDEN, PRIVATE DRIVE, great location

**ENTRANCE HALL**

via a frosted upvc double glazed front door, door to

**LOUNGE**

16'11 x 13'1 (5.16m x 3.99m)

storage heater, laminate flooring, open staircase to the first floor, open to

**KITCHEN**

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, a good range of base and eye level units, INSET FOUR RING INDUCTION HOB WITH EXTRACTOR CANOPY OVER, BUILT IN ELECTRIC DOUBLE OVEN AND GRILL, space and plumbing for washing machine, space for a fridge freezer, laminate flooring, upvc double glazed window

**FIRST FLOOR LANDING**

walk in cupboard, loft access, doors to

**DOUBLE BEDROOM**

13'2 x 10'5 (4.01m x 3.18m)

walk in cupboard with clothes hanging rail and shelving, dado rail, coving, storage heater, upvc double glazed window

**BATHROOM**

a white suite comprising of a panelled bath with a separate overhead shower, pedestal wash hand basin, low level wc, tiled walls, heated towel rail, frosted upvc double glazed window

**PRIVATE GARDEN**

a real feature, with a paved patio, area of lawn flower and shrub beds, pebbled area to the rear, garden shed, greenhouse, screened on all sides by panel fencing

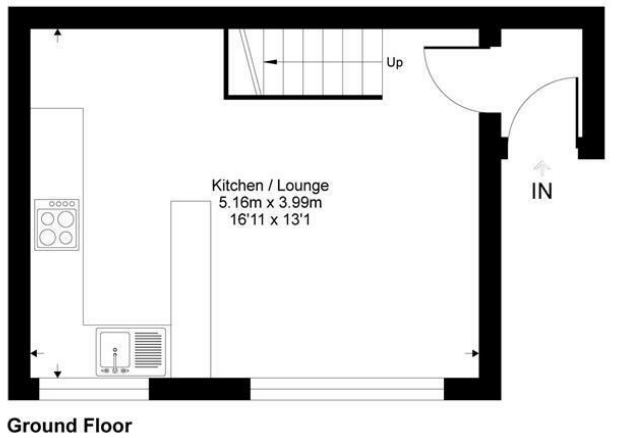
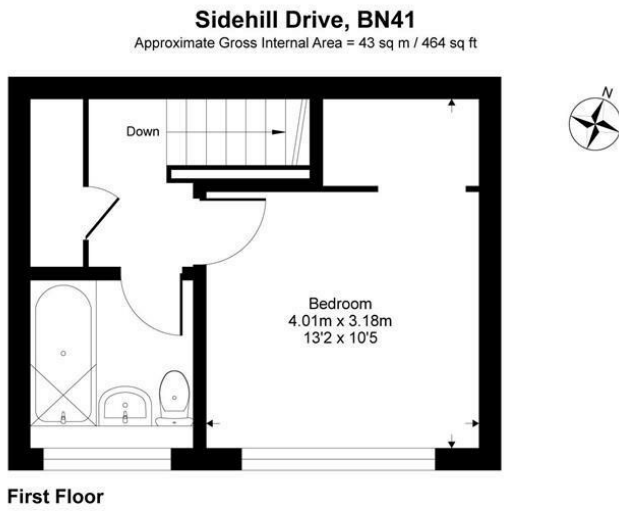
**PRIVATE DRIVE**

providing off road parking

**THE LOCATION**

a super location, in a quiet no through road yet around 1/2 mile from Portslade village centre and with access to national trust land, 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 B



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