

High Street, Portslade Old Village, East Sussex BN41 2LH
£375,000 Freehold



- Charming Period Property
- Two Bedrooms
- Fitted Kitchen with Appliances
- 19 ft Through Lounge
- Modern Bathroom
- Landscaped Garden
- Village Location
- Chain Free



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This charming PERIOD PROPERTY is in the heart of Portslade Village and boasts many character features. TWO BEDROOMS, modern kitchen with appliances, 19 FT THROUGH LOUNGE with period brick-built fireplace, modern bathroom, 18 FT MAIN BEDROOM, gas central heating, LANDSCAPED GARDEN, very well presented throughout, CHAIN FREE

THROUGH LOUNGE

19'2 x 10' (5.84m x 3.05m)

Feature fire place with brick inset, wood surround and an inset log burner, flanked by fitted dresser style cupboards and shelving, laminate flooring, radiator,

DINING AREA

radiator, laminate flooring, stairs to the first floor, doorway to

KITCHEN

9'10 x 6'10 (3.00m x 2.08m)

fitted with matching white gloss units and comprising of a butler style sink, adjacent working surfaces with tiled surrounds, a range of base and eye level units, INSET FOUR RING GAS HOB with a FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for washing machine, space for fridge freezer, cupboard housing the gas fired boiler, window, glazed door to the garden, laminate flooring

FIRST FLOOR LANDING

wood panelled walls, stairs to the second floor, door to

BEDROOM TWO

10' x 9'7 (3.05m x 2.92m)

built in wardrobe with cupboard over, radiator, further built in shelved cupboard, cast iron feature fire place, sash window

BATHROOM

a white suite comprising of a panelled bath with a separate shower over and a glass shower screen, pedestal wash hand basin, high level wc, radiator, part tiled walls, exposed varnished floorboards, window

SECOND FLOOR LANDING

BEDROOM ONE

18'3 x 10' (5.56m x 3.05m)

radiator, loft access, two windows

REAR GARDEN

a very attractive cottage garden with a brick laid patio adjacent to the property, steps to a stone laid area with adjacent flower and shrub beds, a further paved patio at the rear of the garden, garden shed, screened by panel fencing, walled on one side and with a flint wall at the rear

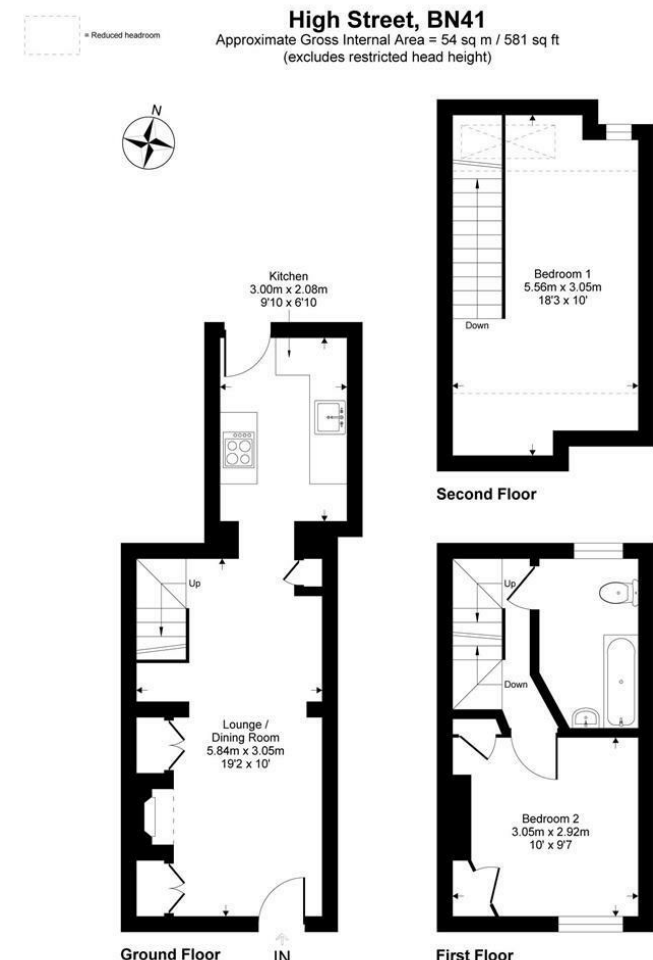
FRONT GARDEN

small brick laid area

THE LOCATION

located in the heart of Portslade Old Village with local amenities all close by 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



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