

### Portslade Office

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# SINNOTT GREEN





## Graham Close, Portslade, BN41 2YE Offers In The Region Of £300,000 Freehold



- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom & Separate
   Wc
- Great size Rear Garden
- Garage
- Needs Updating Throughout
- Chain Free

This chalet style SEMI DETACHED HOUSE is located in a popular and quiet close near to local amenities. THREE BEDROOMS, lounge, kitchen/breakfast room, bathroom, separate wc, great sized garden, 18 FT GARAGE, needs updating throughout, CHAIN FREE

#### **ENTRANCE HALL**

via a upvc double glazed front door, stairs to the first floor, radiator, frosted upvc double glazed window, doors to

#### **LOUNGE**

#### 15'8 11'7 (4.78m 3.53m)

fitted gas fire with back boiler, radiator, coving, three wall lights, dimmer switch, dual aspect upvc double glazed windows

#### KITCHEN/BREAKFAST ROOM

#### 10'6 x 10' (3.20m x 3.05m)

comprising of a sink unit, adjacent working surfaces, base and eye level units, space for cooker and fridge freezer, space and plumbing for washing machine, space for table, walk in cupboard, double glazed windows and a frosted upvc double glazed door leading to the garden

#### **BATHROOM**

comprising of a panelled bath with separate overhead shower, pedestal wash hand basin, radiator, part tiled walls, frosted upvc double glazed window

#### **SEPARATE WC**

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

### FIRST FLOOR LANDING

loft access via a retractable ladder, boarded, shelving, power and light, velux window

#### **BEDROOM ONE**

#### 15'8 x 9'8 (4.78m x 2.95m)

built in airing cupboard housing lagged tank and linen shelves, radiator, fitted wardrobe, eaves cupboard, upvc double glazed window

#### **BEDROOM TWO**

#### 12'1 x 7'9 (3.68m x 2.36m)

fitted wardrobe radiator, upvc double glazed window

#### **BEDROOM THREE**

#### 7'5 x 7'4 (2.26m x 2.24m)

radiator, upvc double glazed window

#### **REAR GARDEN**

a good size with hardstanding adjacent to the property, area of lawn, flower and shrub beds, large garden shed/workshop,

#### **FRONT GARDEN**

mainly laid to lawn, flower and shrub beds, NB potential for off road parking

#### **DETACHED GARAGE**

#### 18' x 9'5 (5.49m x 2.87m)

above average size, window, rear door, additional parking directly in front, access via a shared drive

#### THE LOCATION

in a sought after cul de sac that is close to local shops, schools 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

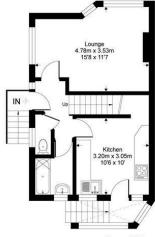


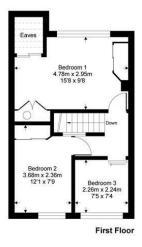
#### Graham Close, BN41

proximate Gross Internal Area = 70 sq m / 756 sq ft proximate Garage Internal Area = 16 sq m / 170 sq ft proximate Total Internal Area = 86 sq m / 926 sq ft









hould be used as such. Whilst every attempt has been made to ensure the accuracy is contained here to responsibility is taken for any error, omission or mild-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto tat. For Sinnott Green