

**Southon Close, Portslade, BN41 2RX**  
**Offers In Excess Of £400,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- Spacious Semi
- Three Bedrooms
- Lounge
- Dining Room
- Modern Kitchen & Bathroom
- Garage & Private Drive
- Quiet Cul De Sac

This SPACIOUS SEMI DETACHED house is located in quiet cul de sac with local amenities close by. THREE BEDROOMS, lounge, dining room, modern fitted kitchen & bathroom, gas central heating, upvc double glazing, garden, GARAGE & PRIVATE DRIVE

**ENTRANCE HALL**

radiator, fitted shoe shelves, stairs to the first floor, engineered wood flooring, coving, door to

**LOUNGE/DINING ROOM**

22'2 x 19'4 (6.76m x 5.89m)

feature fire place with wood mantel, coving, radiator, fitted bookshelves, upvc double glazed windows with views over Mile Oak

**DINING AREA**

coving, radiator, upvc double doors to the garden

**KITCHEN**

12'4 x 9'10 (3.76m x 3.00m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for a range cooker with a fitted extractor hood over, space for fridge freezer, space and plumbing for washing machine, built in broom/storage cupboard, contemporary wall mounted radiator, coving, engineered wood flooring, dual aspect upvc double glazed window and upvc double glazed door to the garden

**FIRST FLOOR LANDNG**

upvc double glazed window, coving, loft access, doors to

**BEDROOM ONE**

13'1 x 11'11 (3.99m x 3.63m)

exposed varnished floorboards, radiator, coving, upvc double glazed window with views over Mile Oak

**BEDROOM TWO**

12'10 x 9'10 (3.91m x 3.00m)

full width fitted wardrobes with clothes hanging space and shelving, radiator, coving, laminate flooring, upvc double glazed window

**BEDROOM THREE**

9' x 7' (2.74m x 2.13m)

built in shelved cupboard, coving, laminate flooring, radiator, upvc double glazed window with views over Mile Oak

**BATHROOM**

a white suite comprising of a panelled bath/shower with separate overhead shower and curved shower screen, pedestal wash hand basin, low level wc, ladder style heated towel rail, extractor fan, frosted upvc double glazed windows

**REAR GARDEN**

a corner plot, with a block paved patio adjacent to the house, steps up to an area of lawn, flower and shrub beds, side access

**FRONT GARDEN**

flower and shrub beds

**PRIVATE DRIVE**

providing additional parking and leading to

**GARAGE**

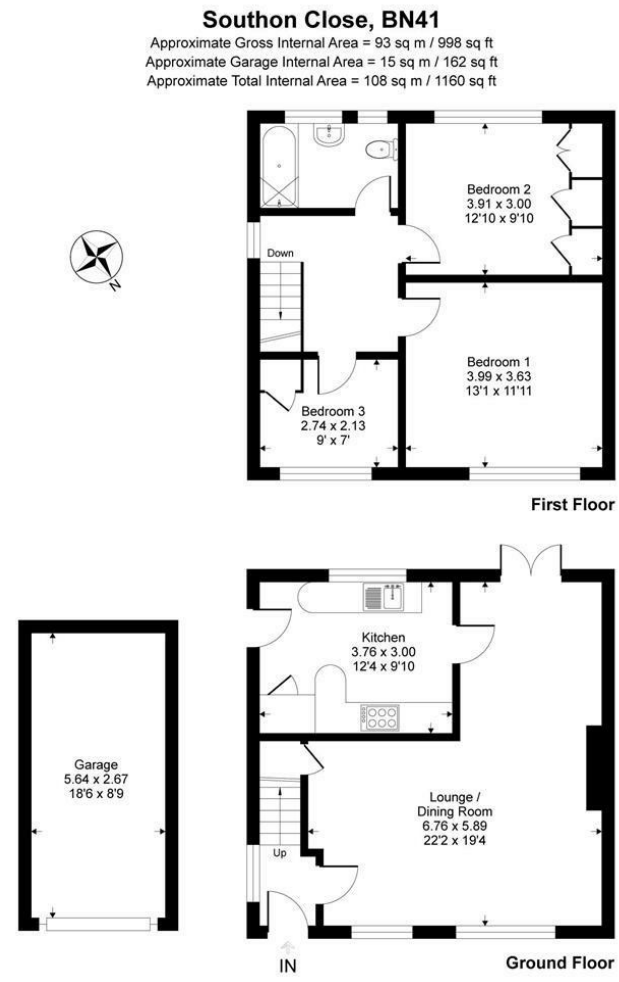
18'6 x 18'9 (5.64m x 5.72m)

up and over door, power and light

**THE LOCATION**

a great location, being in the corner of a quiet cul de sac with local shops and amenities 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 D



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