

**Sidehill Drive, Portslade, East Sussex BN41 2QA**  
**Offers In Excess Of £300,000 Freehold**



- Two Bedrooms
- Lounge
- Kitchen
- Bathroom
- South Facing Garden
- Private Drive
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This modern style END TERRACE HOUSE is located in a quiet cul de sac CLOSE TO OPEN COUNTRYSIDE and Portslade Village Centre. TWO BEDROOMS, lounge, kitchen, bathroom, PRIVATE DRIVE, upvc double glazing, SOUTH FACING GARDEN, chain free

**ENTRANCE HALL**

via a frosted upvc double glazed front door, stairs to the first floor, under stairs cupboard housing the electric meter, laminate flooring, doors to

**LOUNGE**

14'1 x 11' (4.29m x 3.35m)

storage heater, laminate flooring, upvc double glazed window and upvc double glazed door to the garden

**KITCHEN**

10' x 5'3 (3.05m x 1.60m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker and fridge, space and plumbing for washing machine, tiled floor, upvc double glazed window

**FIRST FLOOR LANDING**

loft access, doors to

**BEDROOM ONE**

11' x 10'7 (3.35m x 3.23m)

storage heater, upvc double glazed window

**BEDROOM TWO**

11'1 x 6'8 (3.38m x 2.03m)

cupboard housing lagged tank and linen shelf, built in wardrobe, storage heater, upvc double glazed window

**BATHROOM**

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

**SOUTH FACING REAR GARDEN**

mainly paved, vegetable/flower bed, fenced on both sides, rear access gate

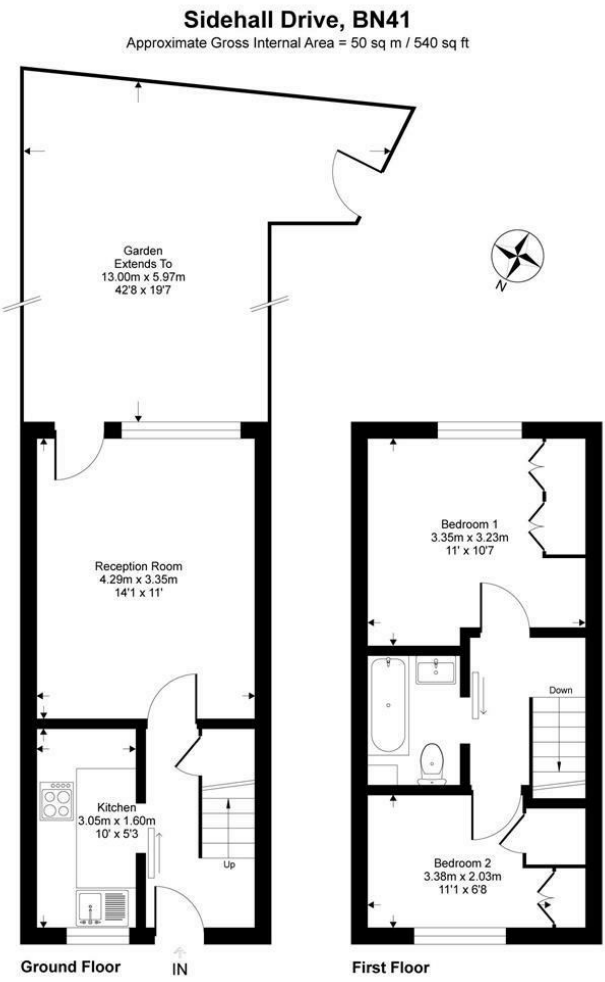
**PRIVATE DRIVE**

block paved, at the front of the property.

**THE LOCATION**

A great location, being in a cul de sac very close to open countryside playing fields, and close to Portslade Village Centre 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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