



Hawthorn Way, Portslade, East Sussex BN41 2HR
Offers In Excess Of £325,000 Leasehold



- Attractive Semi
- Three Bedrooms
- Converted Loft Room
- Lounge
- Kitchen/Breakfast Room
- Great Sized Garden
- Off Road Parking
- Cul De Sac

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This attractive chalet style semi is located in a quiet cul de sac and is in good order. Features include THREE BEDROOMS, lounge, kitchen breakfast room, CONVERTED LOFT ROOM, bathroom, separate wc, GREAT SIZE GARDEN, OFF ROAD PARKING,

ENTRANCE HALL

via a frosted upvc double glazed window, frosted upvc double glazed window, stairs to the first floor, bamboo wood flooring, doors to

LOUNGE

15'9 x 11'7 (4.80m x 3.53m)

feature fire place with inset lighting and a wood surround, radiator, inset downlighters, coving, bamboo wood flooring, upvc double glazed bay window

KITCHEN/BREAKFAST ROOM

10'7 x 10'1 (3.23m x 3.07m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSETFOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, FITTED BREAKFAST BAR with two stools, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, walk in cupboard, dimmer switch, laminate flooring, upvc double glazed windows and upvc double glazed door to the garden,

BATHROOM

a white suite comprising of a panelled bath with a mixer tap , shower attachment and a glass shower screen, wash hand basin with cupboard under, ladder style heated towel rail, tiled walls, tiled floor, extractor fan, frosted upvc double glazed window,

SEPARATE WC

comprising of a low level wc, vanity shelf, radiator, part tiled walls, frosted upvc double glazed window

FIRST FLOOR LANDING

doors to all rooms and access to the loft via a fitted, removeable wooden ladder with handrail

CONVERTED LOFT ROOM

15'4 x 10'3 (4.67m x 3.12m)

two velux windows, four eaves storage cupboards, dimmer switch, access via a loft ladder

BEDROOM ONE

15'9 x 9'9 (4.80m x 2.97m)

fitted double wardrobe with shelving and two mirror doors, further built in double wardrobe, eaves storage cupboard, radiator, inset downlighters, dimmer switch, upvc double glazed window

BEDROOM TWO

12'4 x 8' (3.76m x 2.44m)

built in wardrobe, radiator, inset downlighters, dimmer switch, upvc double glazed window

BEDROOM THREE

8' x 27'5 (2.44m x 8.36m)

radiator, dimmer switch, inset downlighters, large upvc double glazed window

REAR GARDEN

paved patio, area of lawn, flower and shrub beds, mature olive tree, garden shed, fenced on all sides, outside tap, side gate,

OFF ROAD PARKING

at the front of the property

LEASEHOLD

Lease: 941 years remaining. Ground Rent: £40 per annum NB: The lease can easily be converted to a freehold, please contact Sinnott Green for details.

THE LOCATION

in a quiet cul de sac close to Portslade Village Centre, with local shops in nearby Valley road 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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