

# SINNOTT GREEN

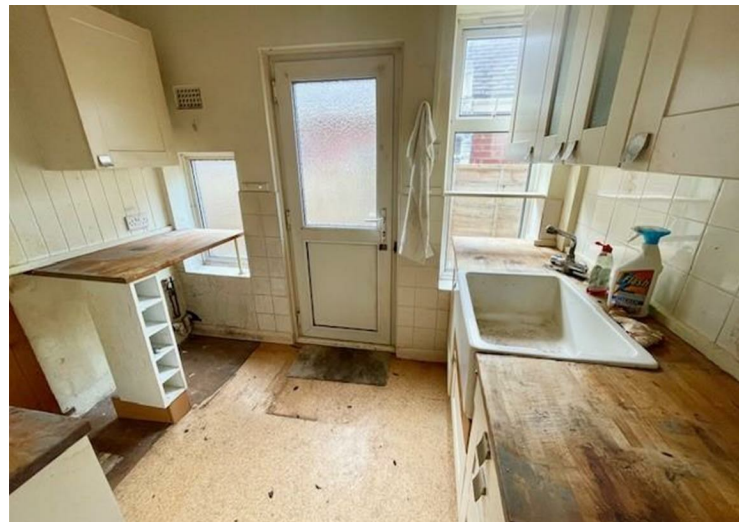
Sales & Lettings



**Southwick Street, Southwick, BN42 4TJ**  
**Guide Price £315,000 Freehold**



- Semi Detached Bungalow
- Chain Free
- Requires Refurbishment
- Three Bedrooms
- Kitchen
- Bathroom
- Large Garden
- Gas Central Heating



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

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A semi detached Bungalow located close to local shops & bus routes at Windmill Parade. Features Include three bedrooms, gas central heating and large south aspect Garden. The property requires complete refurbishment and is offered for sale chain free.

**Entrance Porch**

Approached via double glazed front door, Internal double glazed front door to:

**Entrance Hall**

Access to roof space via loft hatch, meter cupboards, radiator, central heating thermostat, storage cupboard, doors to:

**Lounge**

Double glazed bay window, radiator, fireplace.

**Kitchen**

Double glazed window, fitted wall & base units with matching drawers, solid wood working surfaces with inset butler sink with mix taps, space & plumbing for washing machine, gas point with space for cooker. double glazed side door to gardens.

**Bedroom One**

Double glazed window over looking rear garden, radiator, built in wardrobe cupboards housing replacement gas combi boiler,

**Bedroom Two**

Double glazed window over looking front garden, radiator, storage cabinets, book shelf.

**Bedroom Three**

Double glazed window over looking rear garden, radiator.

**Bathroom**

Double glazed window with patterned glass, low level WC, wall mounted wash hand basin, part wood panelled walls, radiator, panel enclosed bath with mixer taps and tiled surround, bathroom cabinet & mirror.

**Front Garden**

Mainly paved, bordered by pathways, flower beds, shrubs & hedges.

**Large Rear Garden**

South aspect, patio area adjacent to rear of property, timber garden shed to rear, well stocked and secluded with shrubs, tress and hedges, enclosed by panel fencing.

