

# SINNOTT GREEN

Sales &  
Lettings



## New Barn Close, Portslade, East Sussex BN41 2GQ £425,000 Freehold

- Spacious Town House
- Three Double Bedrooms
- 28 ft x 18 ft Living Area
- Cloakroom
- Bathroom
- West Sussex
- Integral Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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This well proportioned town house offers spacious and flexible accommodation with potential to improve. THREE DOUBLE BEDROOMS, 28 ft x 18 ft living area, cloakroom, bathroom, INTEGRAL GARAGE, private drive, WEST FACING GARDEN, cul de sac

**ENTRANCE HALL**

wood flooring, coving, radiator, gas fired boiler in recess, coats hanging space, stairs to the first floor

**FIRST FLOOR LANDING**

built in storage cupboard, doors to the lounge and kitchen, stairs to the second floor

**CLOAKROOM**

comprising of a low level wc, wash hand basin with tiled splashback, frosted upvc double glazed window

**KITCHEN/LIVING AREA**

28'3 x 18'4 (8.61m x 5.59m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, BREAKFAST BAR, INSET FOUR RING INDUCTION HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN EYE LEVEL ELECTRIC OVEN AND MICROWAVE, INTEGRATED DISH WASHER AND WASHING MACHINE, wine rack, wood flooring, coving, upvc double glazed window

**DINING AREA**

wood flooring, radiator, coving, upvc double glazed windows and upvc double glazed double doors to the garden

**LOUNGE**

radiator, coving, two wall lights, upvc double glazed window

**SECOND FLOOR LANDING**

airing cupboard housing lagged tank and linen shelves, coving, loft access, doors to

**BEDROOM ONE**

15'3 x 9'7 (4.65m x 2.92m)

radiator, coving, built in double wardrobe, upvc double glazed window with views over Hangleton Valley and the Downs

**BEDROOM TWO**

14'5 x 9'7 (4.39m x 2.92m)

built in double wardrobe, radiator, coving, upvc double glazed window

**BEDROOM THREE**

10'1 x 8'3 (3.07m x 2.51m)

radiator, coving, upvc double glazed window

**BATHROOM**

comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled floor, radiator, part tiled walls, coving, frosted upvc double glazed window

**WEST FACING REAR GARDEN**

level area with artificial lawn, climbing flower bed

**FRONT GARDEN**

area of lawn

**PRIVATE DRIVE**

providing additional parking and leading to

**INTEGRAL GARAGE**

16'9 x 12'3 (5.11m x 3.73m)

up and over door, power and light

**THE LOCATION**

in a popular cul de sac with local shops and amenities at Burlington Parade 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



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