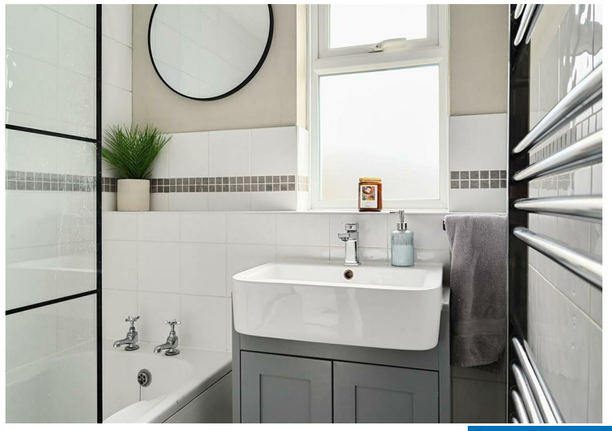

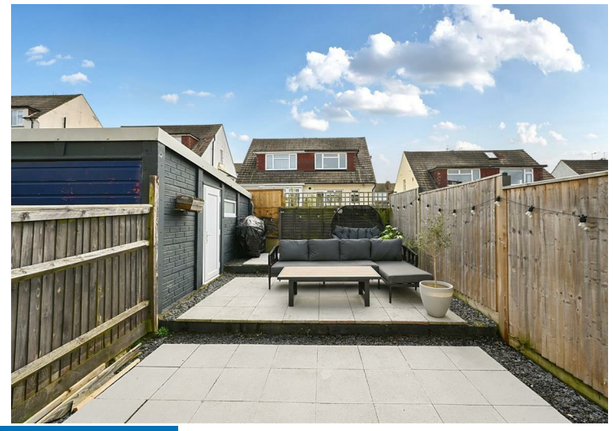

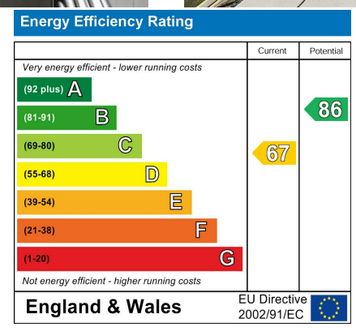

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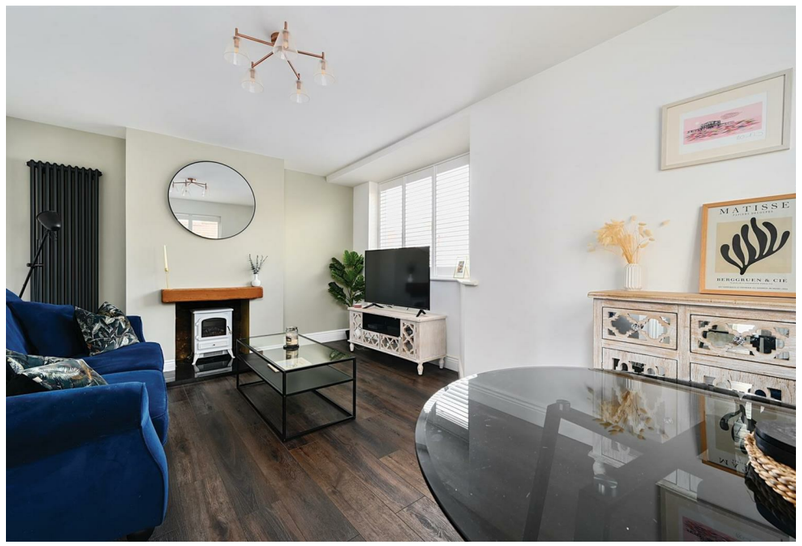
SINNOTT GREEN

Sales & Lettings

Overdown Rise, Portslade, East Sussex BN41 2YG
£375,000 Freehold



- Three Bedrooms
- Re Fitted Kitchen
- Lounge
- Modern Bathroom
- Separate Wc
- Garage
- Very Good Order

This smart chalet style semi, has been comprehensively updated and is offered in VERY GOOD ORDER throughout. THREE BEDROOMS. lounge, RE FITTED KITCHEN WITH APPLIANCES, modern bathroom, separate wc, replace upvc double glazing, gas central heating, GARAGE, front & rear gardens

ENTRANCE HALL
via a timber core double glazed composite front door, frosted upvc double glazed window, radiator, stairs to the first floor, luxury vinyl click flooring, doors to

LOUNGE
15'6 x 11'4 (4.72m x 3.45m)
fire place with inset electric fire, two wall mounted tall contemporary radiators, luxury vinyl click flooring, dual aspect, upvc double glazed bay window and upvc double glazed window, both with made to measure shutters

RE FITTED KITCHEN
10'9 x 9'9 (3.28m x 2.97m)
fitted with modern matching units and comprising of a Butler-style inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, INTEGRATED FRIDGE FREEZER, DISH WASHER AND WASHING MACHINE, WINE FRIDGE, walk in storage cupboard, coving, radiator, luxury vinyl click flooring, upvc double glazed door to the garden, upvc double glazed windows, all with screen-line integral venetian blinds

BATHROOM
A white suite comprising of a panelled bath with separate overhead shower unit, wash hand basin with mixer tap and cupboard under, part tiled walls, tiled floor, ladder style heated towel rail, inset downlighters, frosted upvc double glazed window

SEPARATE WC
comprising of a low level wc, was hand basin, wall mounted towel rail, part tiled, tiled floor, frosted upvc double glazed window

FIRST FLOOR LANDING
loft access via a retractable loft ladder, inset downlighters, doors to

BEDROOM ONE
15'6 x 9'7 (4.72m x 2.92m)
radiator, dimmer switch, eaves cupboards, luxury vinyl click flooring, upvc double glazed window with made to measure shutters

BEDROOM TWO
14'1 x 7'8 (4.29m x 2.34m)
built in wardrobe, radiator, luxury vinyl click flooring, upvc double glazed with made to measure blinds

BEDROOM THREE
7'8 x 7'5 (2.34m x 2.26m)
radiator, luxury vinyl click flooring, dado rail, inset downlighters, upvc double glazed window with made to measure blinds

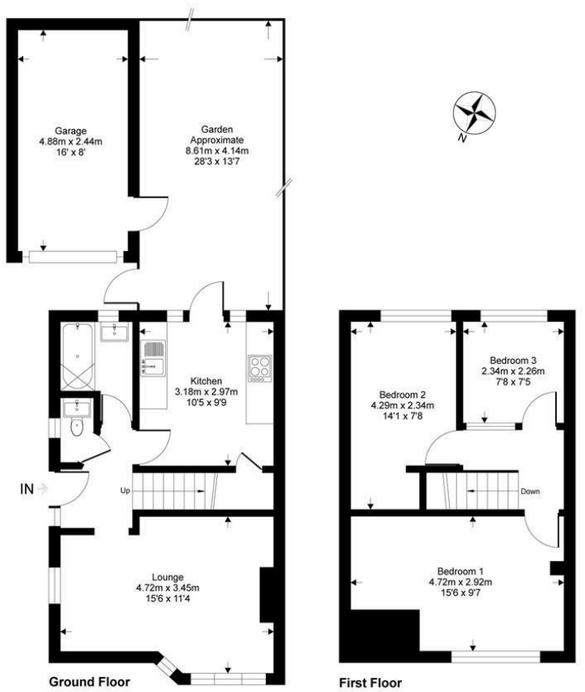
REAR GARDEN
mainly paved, fenced on all sides, outside tap, side gate

FRONT GARDEN
mainly paved with a border wall, NB ample space and potential for off road parking

DETACHED GARAGE
16' x 8' (4.88m x 2.44m)
up and over door, power and light, frosted upvc double glazed window and upvc side door

THE LOCATION
A popular road that adjoins the allotments on one side and is within a short walk of local shops, schools and amenities in nearby Graham Avenue and also 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

Overdown Rise, BN41
Approximate Gross Internal Area = 68.2 sq m / 735 sq ft
Approximate Garage Internal Area = 11.8 sq m / 128 sq ft
Approximate Total Internal Area = 80 sq m / 863 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green