

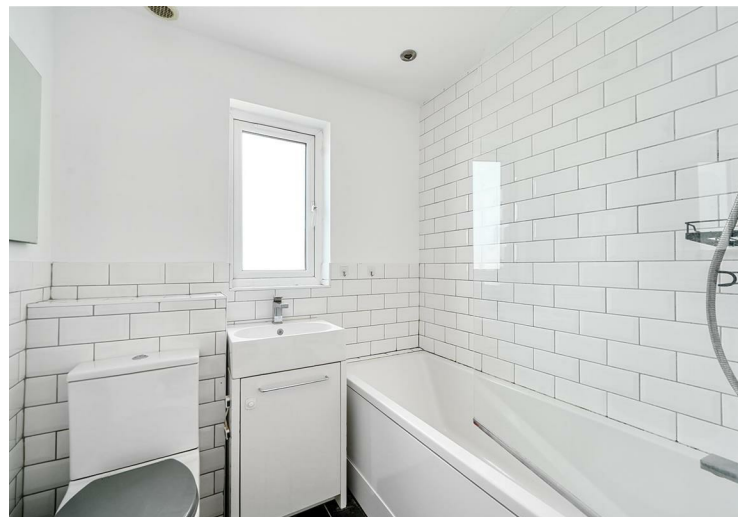
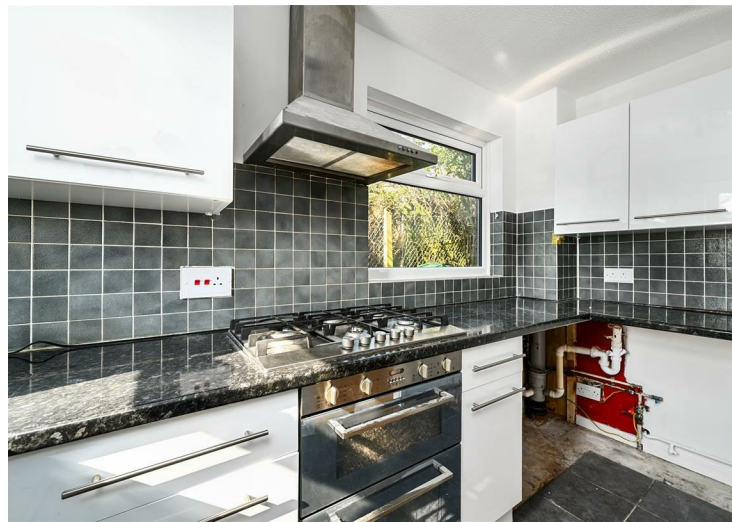
# SINNOTT GREEN

Sales &  
Lettings



## Hillcroft, Portslade, BN41 2QD Offers In Excess Of £325,000 Freehold

- End of Terrace
- Two Double Bedrooms
- Lounge
- Modern Kitchen & Bathroom
- Gardens
- Reserved Parking
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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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This END OF TERRACE house is located in a cul de sac on the fringes of Portslade Village. TWO DOUBLE BEDROOMS, lounge, MODERN KITCHEN WITH APPLIANCES, modern bathroom, gardens, RESERVED PARKING, upvc double glazing, gas central heating, CHAIN FREE

ENTRANCE HALL

via a frosted upvc double glazed front door, frosted upvc double glazed window, stairs to the first floor, under stairs cupboard, laminate flooring, telephone point, radiator, meter cupboard,

LOUNGE

14' x 11'8 (4.27m x 3.56m)

two radiators, laminate flooring, tv aerial point, cable tv point, coving, upvc double glazed windows, upvc double glazed double doors to the garden

KITCHEN

10'9 x 5'9 (3.28m x 1.75m)

fitted with modern matching white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FIVE RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN, space for dishwasher and washing machine, space for fridge freezer, dual aspect upvc double glazed windows

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

11'8 x 9'1 (3.56m x 2.77m)

walk in wardrobe that houses the gas fired combination boiler, further built in cupboard, radiator, cable tv point, telephone point, two upvc double glazed windows with views over Mile Oak and beyond

BEDROOM TWO

11'8 x 9'1 (3.56m x 2.77m)

radiator, upvc double glazed window overlooking the rear garden

BATHROOM

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

REAR GARDEN

paved patio adjacent to the house, area of lawn, large area of decking with a pergola, fenced on all sides, side access, two garden storage units

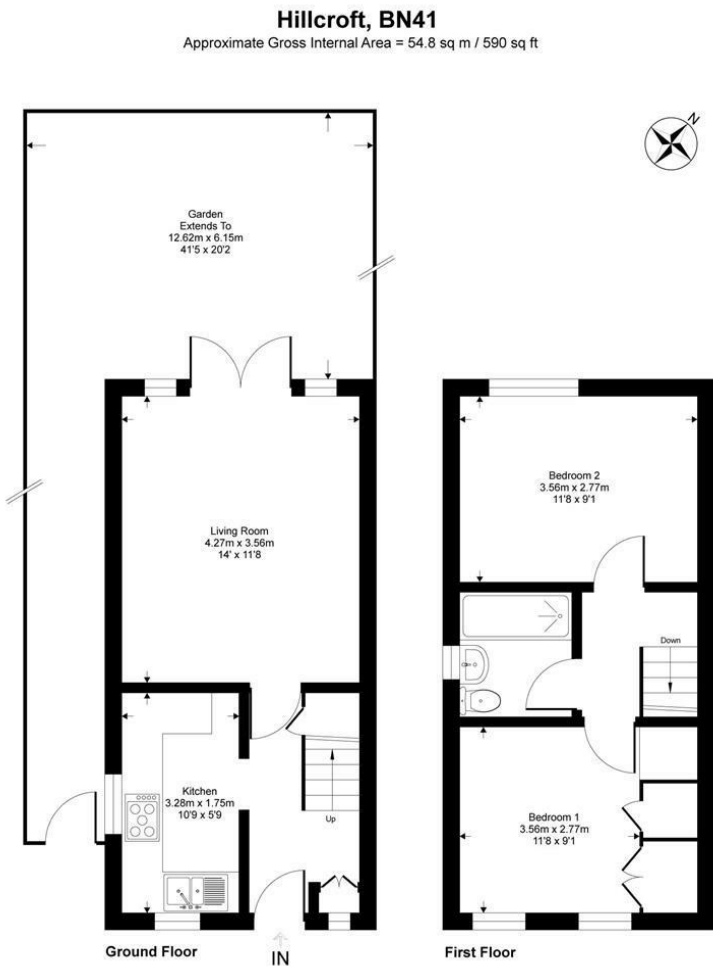
FRONT GARDEN

RESERVED PARKING

adjacent to the property

THE LOCATION

in a quiet cul de sac apprx 1/2 mile from 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



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