

SINNOTT GREEN

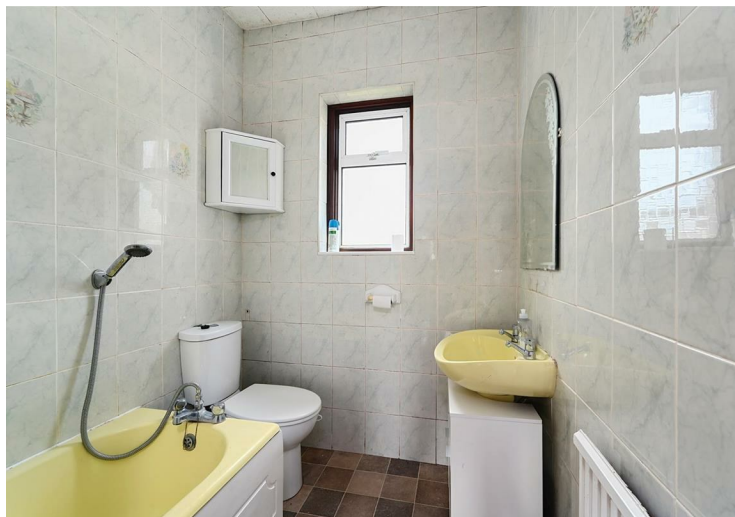
Sales & Lettings



Beechers Road, Portslade, BN41 2RG
£325,000 Freehold



- Two Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom
- Great Size Garden
- Chain Free
- Some Updating Required



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	87
(81-91) B		
(69-80) C		
(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 semi detached bungalow is located in a popular area. TWO DOUBLE BEDROOMS, lounge, KITCHEN/BREAKFAST ROOM, bathroom, good size garden, upvc double glazing, some updating required and it has great has great potential to improve/enlarge. CHAIN FREE

ENCLOSED PORCH

upvc double glazed windows and door, frosted upvc double glazed front door to

ENTRANCE HALL

radiator, laminate flooring, loft access, coving, doors to

LOUNGE

14' x 11'9 (4.27m x 3.58m)

stone built fire place, shelving fitted into recesses, radiator, coving, upvc double glazed bay window

KITCHEN/BREAKFAST ROOM

11'8 x 10'5 (3.56m x 3.18m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for washing machine, space for fridge freezer, space for a table, gas fired boiler concealed in a corner cupboard, radiator, two wall lights, coving, dual aspect, frosted upvc double glazed side door, double glazed window

BEDROOM ONE

11' x 10'4 (3.35m x 3.15m)

radiator, fitted wardrobes with shelving and cupboards over, upvc double glazed window

BEDROOM TWO

10'4 x 10'4 (3.15m x 3.15m)

radiator, coving, upvc double glazed double doors to the garden

BATHROOM

comprising of panelled bath with mixer tap and separate overhead shower unit, wash hand basin with cupboard under, low level wc, tiled walls, radiator, frosted upvc double glazed window

REAR GARDEN

paved patio adjacent to the property, area of lawn, various trees and shrubs, side access, hardstanding and a shed at the rear, rear gate, NB there is a service road at the rear which provides potential for a garage and parking in the rear of the garden

FRONT GARDEN

mainly laid to lawn, flower and shrub beds, ample space for off road parking

THE LOCATION

in a popular residential road with local shops and amenities in both graham avenue and Mile Oak 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

