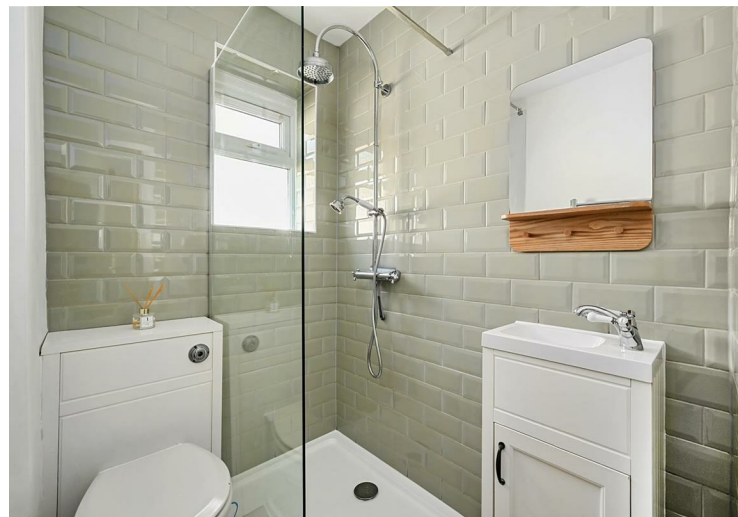


SINNOTT GREEN

Sales & Lettings



Applesham Way, Portslade, BN41 2LN
£350,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 



- Two Bedrooms
- Lounge
- Re Fitted Kitchen
- Refitted Shower Room
- Landscaped Rear Garden
- Excellent Order
- Chain Free

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
 www.sinnottgreen.com

This semi detached bungalow has been the subject of much improvement and is offered for sale in excellent order. TWO BEDROOMS, lounge, RE FITTED KITCHEN WITH APPLIANCES, RE FITTED SHOWER ROOM, upvc double glazed windows, gas central heating, landscaped rear garden, CHAIN FREE, sought after location

COVERED PORCH

front door to

ENTRANCE HALL

radiator, laminate flooring, loft access, inset down lighters, storage cupboard

LIVING/DINING/KITCHEN AREA

18'9 x 13' (5.72m x 3.96m)

radiator, recessed shelving, laminate flooring, dimmer switch, upvc double glazed window, open to

RE FITTED KITCHEN

fitted with modern matching white units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT ELECTRIC OVEN AND GRILL, INTEGRATED WASHING MACHINE AND DISHWASHER, space for fridge freezer in recess, fitted meter cupboard, inset down lighters, laminate flooring, dual aspect upvc double glazed window and upvc double glazed door to the garden,

BEDROOM ONE

13'7 x 10'1 (4.14m x 3.07m)

shelved recess, contemporary wall mounted tall radiator, dimmer switch, upvc double glazed bay window

BEDROOM TWO

8'4 x 7'2 (2.54m x 2.18m)

contemporary wall mounted tall radiator, upvc double glazed angled bay window

RE FITTED SHOWER ROOM

a contemporary white suite comprising of a tiled shower with glass screen, wash hand basin with cupboard under, wc with concealed cistern, ladder style heated towel rail, part tiled walls, laminate flooring, inset down lighters, frosted upvc double glazed window

REAR GARDEN

56' (17.07m)

re modelled, with neat decking adjacent to the property, area of lawn, flower and shrub beds, garden lights, screened by panel fencing, side gate

FRONT GARDEN

mainly laid to lawn, flower and shrub beds, NB: ample space for provision for off road parking.

THE LOCATION

in a sought after no through road, close to 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

