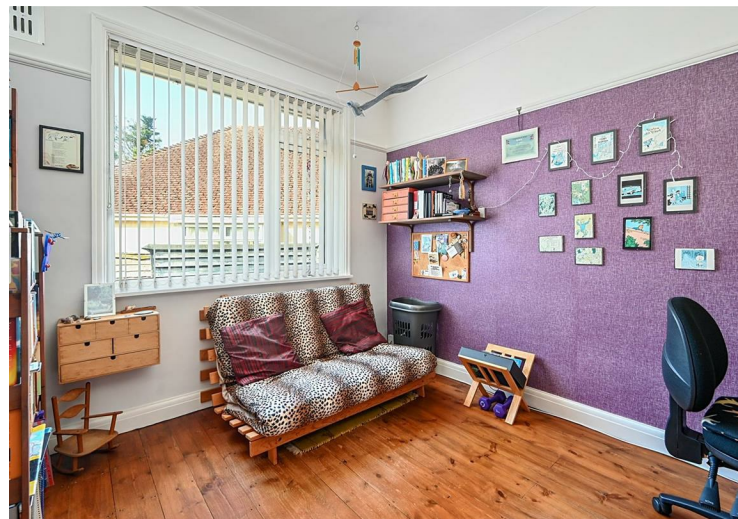


SINNOTT GREEN

Sales & Lettings



Eastbank, Southwick, BN42 4QL
£550,000 Freehold



- Well Presented Detached Bungalow
- Sought After Location
- Large South Aspect Garden
- Three Double Bedrooms
- Modern Kitchen & Bathroom
- Spacious Lounge
- Conservatory
- Off Road Parking & Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	82
(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

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

A spacious and very well presented detached bungalow located in a quiet residential no through road close to local shops at windmill parade and local bus routes. Internally the property features three double bedrooms, great size lounge with wood parquet flooring, modern kitchen and bathroom, separate WC and a lovely full width conservatory over looking the garden. Additional features include, off road parking, garage and a beautiful well stocked large mature south aspect garden with sea views and timber frame barn style pergola with decked patio.

Entrance Porch

Approached via upvc double glazed front door, part tiled walls, tiled flooring, upvc double glazed door to:

Entrance Hall

Wood effect laminate flooring, radiator, airing cupboard with slatted shelving, digital heating thermostat, two storage cupboard with shelving and hanging rail. access to roof space via loft hatch, stripped wood panel doors to:

Lounge

Large upvc double glazed bay window, wood parquet flooring, fireplace with inset gas living flame fire, radiator, fitted book shelves.

Kitchen

Upvc double glazed window, LVT flooring, fitted wall & base units with matching drawers, space for table, ample working surfaces with inset sink unit & drainer, built in four ring gas hob with matching oven and extractor hood, space and plumbing for washing machine, space for tall fridge freezer, upvc double glazed door to:

Conservatory

Full width to rear of property, over looking rear garden, upvc double glazed windows and double doors. fitted blinds, wood effect laminate flooring.

Bedroom One

Upvc double glazed window over looking rear garden, radiator, stripped wooden floor boards,

Bedroom Two

Upvc double glazed bay window, radiator, wood effect laminate flooring.

Bedroom Three

Upvc double glazed window, radiator, stripped wooden floor boards, fitted bookshelves.

Sep WC

Upvc double glazed window with patterned glass, part tiled walls, low level WC, tiled flooring.

Bathroom

Upvc double glazed window with patterned glass, part tiled walls, heated towel rail, tiled flooring, pedestal wash hand basin, panel enclosed bath with mixer taps, thermostatic mixer shower.

Off Road Parking

Brick paved herringbone driveway providing off road parking.

Rear Garden

Large mature secluded garden mainly laid to lawn with well stocked flower beds and fruit tress, sea views to south aspect. timber frame "Barn style" pergola with decking proving covered alfresco dining, gated side access.

Garage

Metal up & over door, equipped with power & light.

