

# SINNOTT GREEN

Sales &  
Lettings



**Southdown Road, Portslade, BN41 2HL**  
**Offers In The Region Of £400,000 Freehold**



- Semi Detached
- Three Bedrooms
- 17ft Lounge
- 17ft Kitchen/Dining Room
- Bath/Shower Room
- Rear Garden
- Some Updating Required



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	69	76
England & Wales		
	EU Directive 2002/91/EC	

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This older style semi detached family home is located close to Portslade Village Centre. THREE BEDROOMS, 17ft lounge, 17FT KITCHEN/DINING ROOM, large bath/shower room, 88FT REAR GARDEN, gas central heating, upvc double glazing, in need of some updating

COVERED PORCH

upvc double glazed front door to

ENTRANCE HALL

radiator, stairs to the first floor, frosted window, picture rail, under stairs cupboard with frosted window

LOUNGE

17' x 10'9 (5.18m x 3.28m)

feature ornamental fire place, radiator, coving, upvc double glazed bay window

KITCHEN/DINING ROOM

17'3 x 10'3 (5.26m x 3.12m)

comprising of an inset sink unit, adjacent working surfaces with base and eye level units, INSET FOUR RING INDUCTION HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, INTEGRATED FRIDGE, INTEGRATED FREEZER, space and plumbing for washing machine, space and plumbing for dishwasher, space for a table, radiator, inset downlighters, gas combination boiler, sliding patio doors to the garden

FIRST FLOOR LANDING

frosted window, picture rail, loft access, doors to

BEDROOM ONE

13'9 x 11' (4.19m x 3.35m)

radiator, coving, upvc double glazed window

BEDROOM TWO

11' x 10'9 (3.35m x 3.28m)

two fitted wardrobes, each with a cupboard over, radiator, coving, upvc double window overlooking the garden

BEDROOM THREE

6'5 x 5'9 (1.96m x 1.75m)

radiator, coving, upvc double glazed window

BATH/SHOWER ROOM

comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, large shower cubicle, part tiled walls, inset down lighters, frosted upvc double glazed window

REAR GARDEN

88' (26.82m)

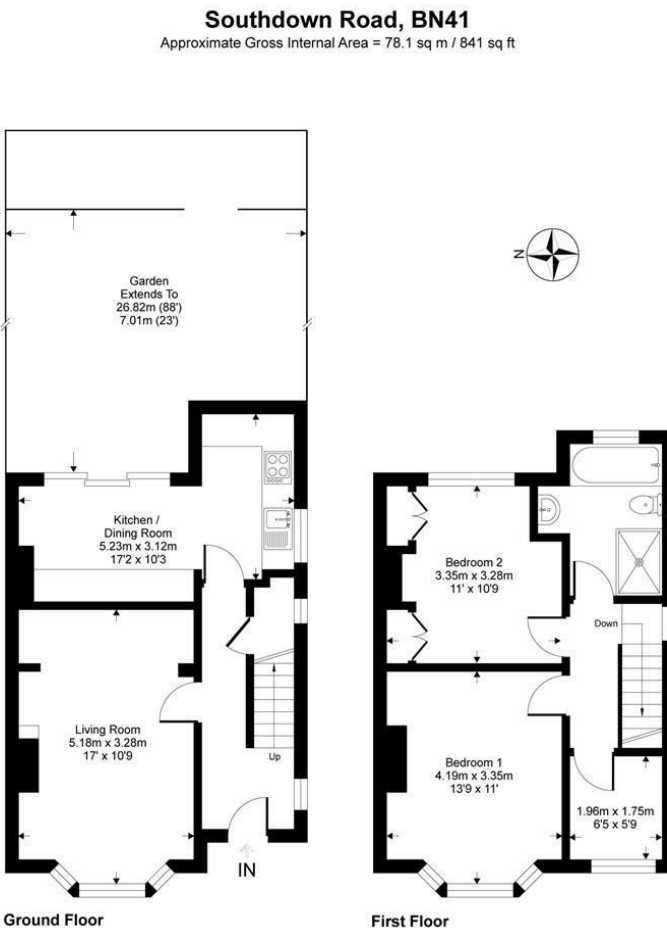
mainly laid to lawn, flower and shrub beds, screened by walls and fencing, side access

FRONT GARDEN

paved, with flower and shrub beds

THE LOCATION

A popular residential 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



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