

# SINNOTT GREEN

Sales &  
Lettings



## Hillside, Portslade, East Sussex BN41 2DG Offers In Excess Of £450,000 Freehold



- Semi Detached Bungalow
- Three Bedrooms
- Extended Kitchen/Dining Room
- Separate Lounge
- Private Drive
- Large Garden
- Wet Room/WC
- Sought After Location
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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A well presented semi detached bungalow situated in a sought after location between Mill Lane and Benfield Way. Features Include, re fitted and extended kitchen/dining room with appliances, three bedrooms, separate living room, large decked terrace, well maintained gardens, garage and off road parking.

**Entrance Porch**

Approached via double glazed front door, multi pane wooden door to

**Entrance Hall**

Wood effect laminate flooring, central heating thermostat, Internal doors to:

**Living Room**

16'1 x 10'8 (4.90m x 3.25m)

Upvc double glazed and door over looking from garden, radiator, wood effect laminate flooring, tv aerial & telephone/broadband point.

**Extended Kitchen/Dining Room**

16'7 x 12'5 (5.05m x 3.78m)

Triple aspect upvc double glazed windows over looking the rear garden, wood effect laminate flooring, panel wall radiator, re-fitted wall & base units with matching drawers, replacement gas combi boiler concealed In matching unit, ample working surfaces, with Inset composite sink unit, boiling water tap, built in Induction hob with matching oven and extractor hood, washing machine, tumble dryer & fridge freezer, upvc double glazed double doors opening onto decked terrace and gardens.

**Bedroom One**

13'9 x 10'8 (4.19m x 3.25m)

Upvc double glazed double doors opening onto decked terrace, panel wall radiator.

**Bedroom Two**

9' x 8'1 (2.74m x 2.46m)

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

**Bedroom Three**

8'9 x 8'1 (2.67m x 2.46m)

Upvc double glazed window over looking front garden, radiator, wood effect laminate flooring.

**Wet Room/Wc**

Upvc double glazed window with patterned glass, heated towel rail, part tiled walls, wall mounted wash hand basin, electric thermostatic shower with soak away flooring, mobility assisted motorised WC.

**Front Garden**

Mainly laid to lawn with bordered by flower beds and low level brick retaining wall.

**Rear Garden**

Raised decked terrace adjacent to rear of the property leading down to remainder of garden which is laid to lawn enclosed to panel fencing with timber garden shed.

**Private Driveway**

Providing off road parking, leading to

**Garage/Studio**

16' x 7'2 (4.88m x 2.18m)

Currently used a studio/store room, re plastered internally, partitioned stud wall behind main door, approached via upvc double glazed side door, equipped with power & light, upvc double glazed window to rear.

