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SINNOTT GREEN





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

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

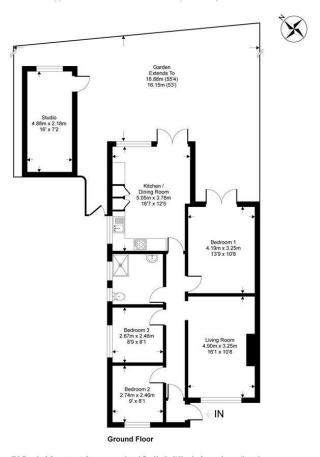
16' x 7'2 (4.88m x 2.18m)

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.



Hillside, BN41

Approximate Gross Internal Area = 79.3 sq m / 854 sq ft Approximate Outbuilding Internal Area = 10.6 sq m / 115 sq ft Approximate Total Internal Area = 89.9 sq m / 969 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice at 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