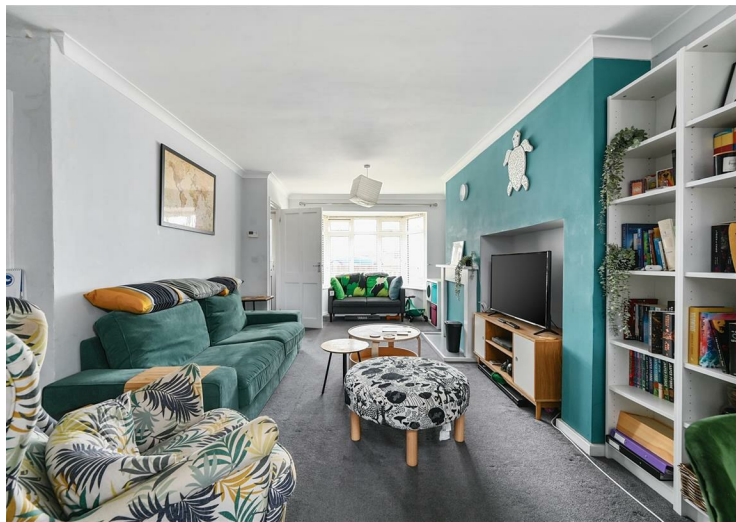


SINNOTT GREEN

Sales & Lettings



North Road, Portslade, East Sussex BN41 2HB
£350,000 Freehold



- Extended Family Home
- Three Bedrooms
- 25ft Through Lounge/Dining Room
- Re Fitted Kitchen
- Re Fitted Shower Room
- West Facing Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(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
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This terraced house has been EXTENDED and provides great size accommodation. THREE BEDROOMS, 25FT THROUGH LOUNGE/DINING ROOM, RE FITTED KITCHEN, RE FITTED SHOWER ROOM, gas central heating, double glazing, WEST FACING GARDEN, close to Portslade Village Centre

ENTRANCE HALL

via a frosted upvc double glazed front door, stair to the first floor, radiator, door to

THROUGH LOUNGE/DINING ROOM

25'1 x 13'11 (7.65m x 4.24m)

walk in cupboard, coving, two radiators, upvc double glazed bay window

RE FITTED KITCHEN

11'8 x 11' (3.56m x 3.35m)

fitted with matching white gloss units and comprising of an inset sink, adjacent working surfaces with tiled surrounds, base a eye level units, INSET FOUR RING GAS HOB WITH FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas combination boiler, laminate flooring, inset down lighters, dual aspect upvc doubler glazed windows and frosted upvc double glazed door to the garden

FIST FLOOR LANDING

loft access, inset downlighters, doors to

BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)

built in shelved cupboard, radiator, coving, upvc double glazed window

BEDROOM TWO

10'8 x 8' (3.25m x 2.44m)

radiator, coving, upvc double glazed window

BEDROOM THREE

8'2 x 5'11 (2.49m x 1.80m)

fitted wardrobe with drawer under, radiator, coving, upvc double glazed window

RE FITTED SHOWER ROOM

A white suite comprising of a shower cubicle, low level wc, wash hand basin with drawers under, ladder style heated towel rail, tiled walls, tiled floor, inset down lighters, frosted upvc double glazed window

WEST FACING REAR GARDEN

patio adjacent to the house, mainly laid to lawn, fenced on all sides, outside tap, side gate

FRONT GARDEN

mainly laid to lawn

THE LOCATION

in 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