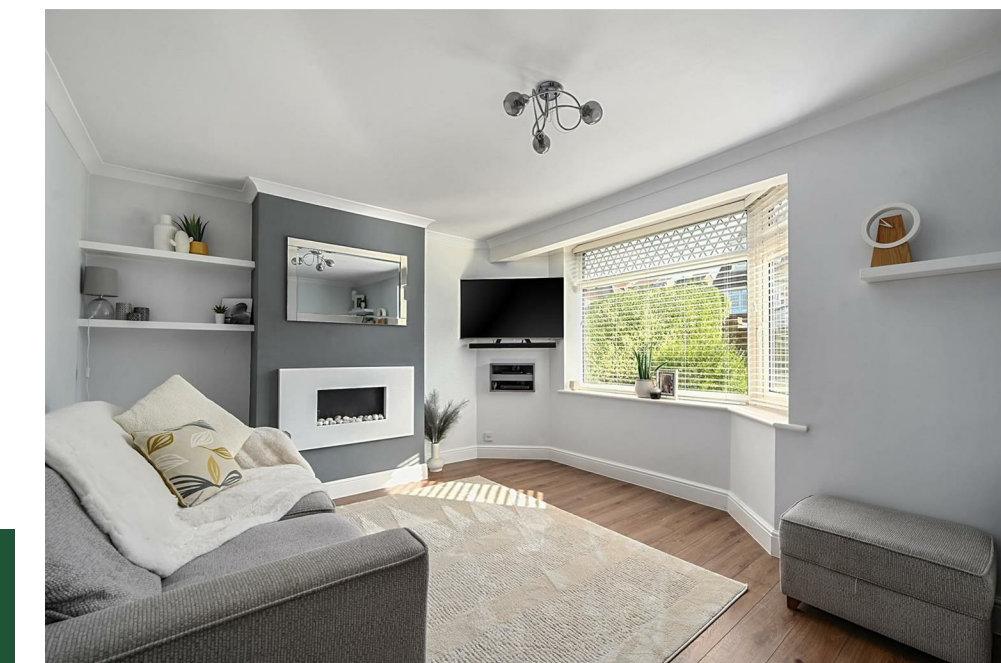


SINNOTT GREEN

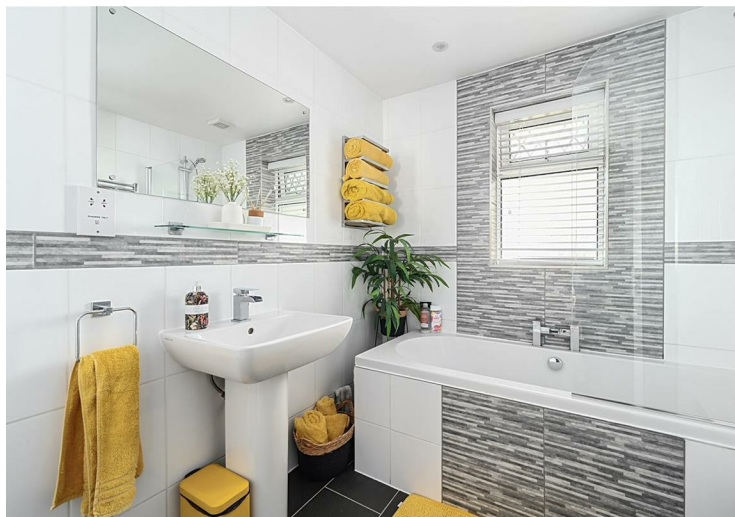
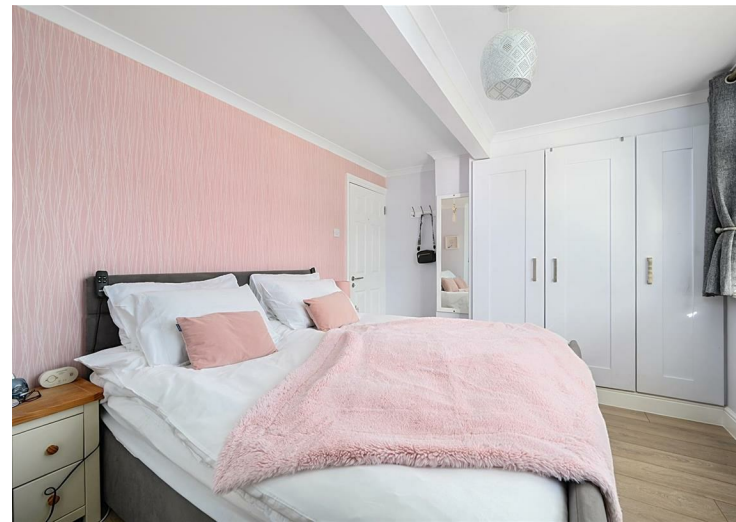
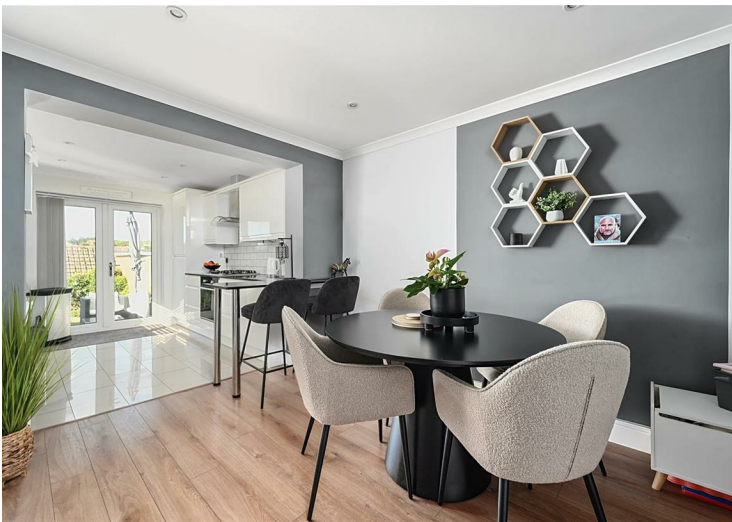
Sales & Lettings



North Lane, Portslade, Sussex BN41 2HH
Offers In Excess Of £450,000 Leasehold



- Four Bedrooms
- Lounge
- Dining Room
- Modern Kitchen
- Bathroom & Two Ensuites
- West Facing Garden
- Garage
- Excellent order throughout



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

This semi detached house is as close to IMMACULATE as it gets! FOUR BEDROOMS, lounge, dining room, BATHROOM & TWO ENSUITES, modern fitted kitchen with appliances, WEST FACING GARDEN, garage, beautifully presented throughout, excellent decorative order, quiet no through road

ENTRANCE HALL

via a frosted upvc double glazed front door, laminate flooring, frosted upvc double glazed window, stairs to the first floor, built in storage cupboard

LOUNGE

15'7 x 11'2 (4.75m x 3.40m)

feature inset contemporary electric fire, coving, laminate flooring, upvc double glazed bay window

KITCHEN/DINING ROOM

21'7 x 10' (6.58m x 3.05m)

beautifully presented and fitted with modern matching white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, a range of base and eye level units, INSET FOUR RING GAS HOB, EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, INTEGRATED FRIDGE FREEZER AND WASHING MACHINE, space and plumbing for a dishwasher, BREAKFAST BAR, ceramic tiled floor, coving, inset down lighters, dual aspect upvc double glazed window and upvc double glazed double doors to the garden

DINING AREA

laminate flooring, coving, inset downlighters, tall, wall mounted contemporary radiator, recessed study area with built in cupboard, open to

BATHROOM

a white suite comprising of a panelled bath with side mounted taps, a separate overhead electric shower and glass shower screen, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, tiled floor, inset downlighters, dual aspect frosted upvc double glazed windows

FIRST FLOOR LANDING

stairs to the second floor, inset downlighters, doors to

BEDROOM ONE

15'7 x 9'7 (4.75m x 2.92m)

a range of fitted wardrobes each with three doors and well located at either end of the bedroom, coving, radiator, upvc double glazed window

ENSUITE

comprising of a corner shower cubicle, wash hand basin with drawers under, low level wc, part tiled walls, tiled floor, ladder style heated towel rail, electric extractor fan, cupboard housing the gas fired boiler

BEDROOM THREE

7'8 x 7'7 (2.34m x 2.31m)

built in wardrobe, further built in cupboard, radiator, coving, upvc double glazed window

BEDROOM FOUR

7'5 x 7'3 (2.26m x 2.21m)

laminate flooring, coving, radiator, inset downlighters, upvc double glazed window

SECOND FLOOR LANDING

door to

BEDROOM TWO

11'9 x 10' (3.58m x 3.05m)

built in double wardrobe, laminate flooring, upvc double glazed window

ENSUITE CLOAKROOM

comprising of a low level wc, pedestal wash hand basin, vanity shelf, ladder style heated towel rail, laminate flooring, electric extractor fan

WEST FACING REAR GARDEN

very well laid out, with composite decking adjacent to the house, an area of well kept lawn, flower and shrub beds, further patio at the rear of the garden, side gate

FRONT GARDEN

raised flower and shrub beds, neat decking with flower and shrub beds

DETACHED GARAGE

20' x 9' (6.10m x 2.74m)

up and over door, power and light, upvc double glazed side door to the garden, access via shared drive

THE LOCATION

towards the end of a no through road with local shops in nearby Valley Road and within easy reach of Portslade Academy and also 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

NB. The property has a 999 year lease, with around 930 years unexpired. This can be converted to a freehold. Please contact Sinnott Green if you would like more details



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