

# SINNOTT GREEN

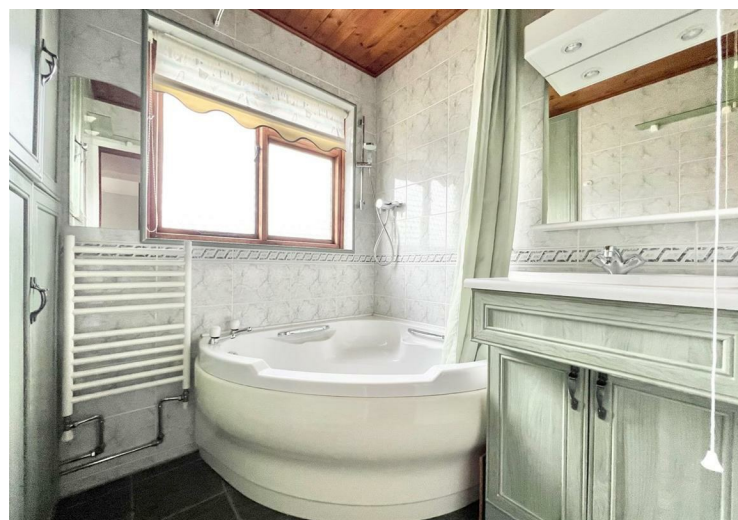
Sales &  
Lettings



**Southdown Road, Portslade Village, East Sussex BN41 2HJ**  
**£300,000 Freehold**



- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom & Ensuite
- Corner Plot Grdens
- Garage & Drive



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>	54	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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A semi detached bungalow located on the fringes of Portslade Village, close to local shops & bus routes at Valley Road. Features Include TWO BEDROOMS lounge, kitchen, BATHROOM, ENSUITE & SEPARATE WC, gas central heating, GARAGE & PRIVATE DRIVE, corner plot gardens

**ENTRANCE HALL**

radiator, laminate flooring, loft access

**LOUNGE**

13'1 x 11' (3.99m x 3.35m)

stone built fireplace, radiator, sliding patio doors to the garden

**KITCHEN**

10' x 9'2 (3.05m x 2.79m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, space for cooker and fridge freezer, space and plumbing for washing machine and dishwasher, radiator, dual aspect windows, door to the garden

**BEDROOM ONE**

12'2 x 11'1 into wardrobe (3.71m x 3.38m into wardrobe)

full width fitted wardrobes with additional shelving, laminate flooring, radiator, double glazed window

**BATHROOM**

comprising of a panelled bath with a separate overhead shower, wash hand basin with cupboard under, cupboard housing the gas fired boiler, ladder style heated towel rail, tiled floor, frosted window

**SEPARATE WC**

comprising of a low level wc, tiled floor, frosted window

**BEDROOM TWO**

10'6 x 10'5 into entanceway (3.20m x 3.18m into entanceway)

radiator, double glazed window

**ENSUITE**

comprising of a tiled shower cubicle, wash hand basin, low level wc, radiator, part tiled walls, tiled floor, frosted window

**REAR GARDEN**

mainly paved with flower and shrub beds, garden shed, rear access gate that leads to the garage, screened by panel fencing

**SIDE GARDEN**

well stocked flower and shrub beds and paving adjacent to the bungalow

**FRONT GARDEN**

raised flower and shrub beds with various shrubs

**PRIVATE DRIVE**

leading to

**GARAGE**

up and over door

**THE LOCATION**

in a popular residential area with local shops and amenities in nearby Valley Road, easy access local schools 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

Council Tax Band C

