

SINNOTT GREEN

Sales & Lettings



Overdown Rise, Portslade, BN41 2YF £350,000 Freehold

- Extended Semi
- Three Bedrooms
- Lounge
- Dining Room
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Garage
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

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This EXTENDED chalet style house has been much improved by the owners and is in very good decorative order throughout. THREE BEDROOMS, lounge, 19 FT FITTED KITCHEN/DINING ROOM WITH APPLIANCES, modern shower room, gas central heating, upvc double glazing, rear garden adjoins allotments, GARAGE, chain free

ENTRANCE HALL

via upvc double glazed front door, frosted upvc double glazed window, coving, stairs to the first floor

LOUNGE

15'8 x 11'5 (4.78m x 3.48m)

fire place with wood surround and an inset gas real flame fire, radiator, coving, 'Hive' remote controlled thermostat, upvc double glazed bay window

KITCHEN/DINING ROOM

19'8 x 9'10 (5.99m x 3.00m)

fitted with modern, matching white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units with corner racks and drawers, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN NEFF ELECTRIC FAN ASSISTED OVEN AND GRILL WITH SLIDE-IN DOOR, BUILT IN AEG MICROWAVE, space for fridge freezer, space and plumbing for a washing machine, walk-in cupboard with light, inset downlighters, radiator, two plug sockets with USB points

DINING AREA

frosted upvc double glazed side door, sliding upvc double glazed doors to the garden

SHOWER ROOM

a modern suite, comprising of a large shower cubicle with a sliding glass door, wash hand basin with drawers under, ladder style heated towel rail, tall wall mounted shelved cupboard, laminate flooring, inset downlighters, tiled walls, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, frosted upvc double glazed window

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

15'9 x 9'10 (4.80m x 3.00m)

radiator, built in cupboard, eaves storage cupboard, upvc double glazed window

BEDROOM TWO

10'9 x 7'11 (3.28m x 2.41m)

built in double cupboard housing the wall mounted gas fired boiler and with adjacent clothes hanging space, adjacent built in shelved cupboard, radiator, upvc double glazed window

BEDROOM THREE

8' x 7'5 (2.44m x 2.26m)

radiator, upvc double glazed window

FRONT GARDEN

mainly laid to lawn, flower and shrub beds, NB; ample space for off road parking

REAR GARDEN

mainly laid to lawn, side access gate, adjoins allotments at the rear

GARAGE

15'9 x 8' (4.80m x 2.44m)

up and over door, upvc double glazed window

THE LOCATION

a popular road, backing on the the allotments and within easy reach of the schools and shops and amenities in nearby Graham Avenue 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

