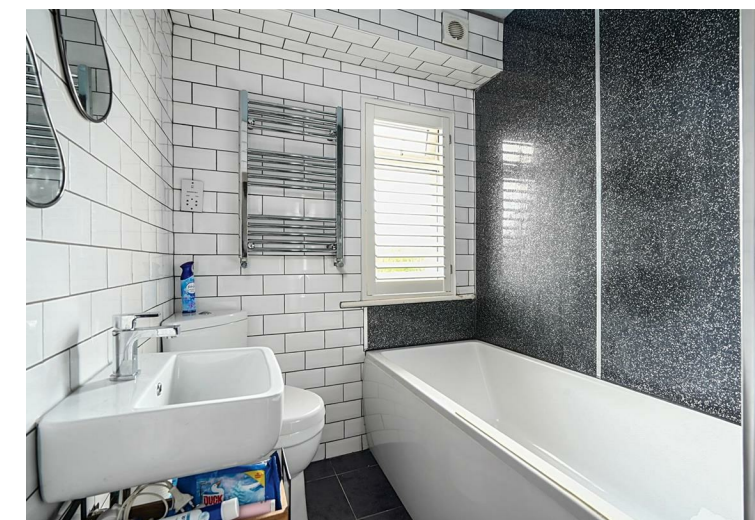
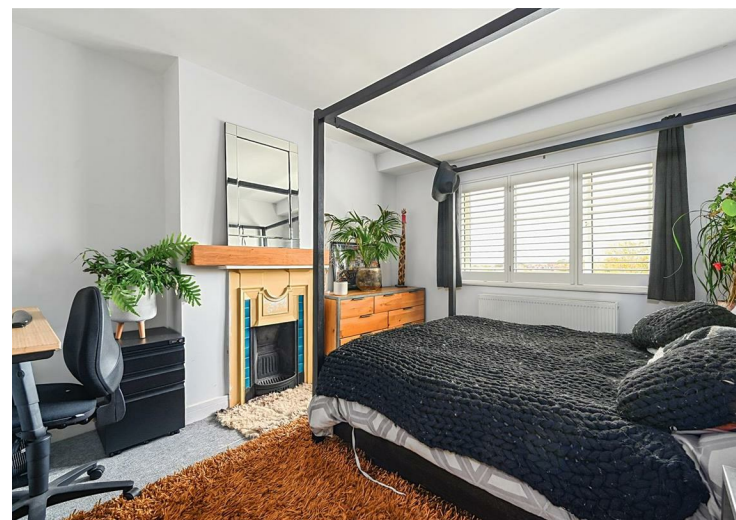


SINNOTT GREEN

Sales &
Lettings



Locks Hill, Portslade, BN41 2LD
Offers In Excess Of £425,000 Freehold



- Older Style End Terrace Family Home
- Well Presented & Much Improved
- Re Fitted Kitchen/Dinning Room
- Re Fitted Bathroom
- Newly Landscaped Large Garden
- Three Bedrooms
- Portslade Village Location.

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	72	78
	EU Directive 2002/91/EC	

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Nestled in the charming Portslade Village, this delightful end terrace house on Locks Hill offers a perfect blend of character and modern living. With its older style, the property exudes a sense of warmth and comfort, making it an inviting home for families or individuals seeking a peaceful retreat.

Upon entering from the hallway, you are welcomed into a spacious reception room that serves as the heart of the home. This area is ideal for both relaxation and entertaining, providing ample space for family gatherings or quiet evenings in. The three versatile bedrooms offer a tranquil haven for rest, each with its own unique charm, ensuring that everyone has their own personal space. Externally the property features a large & recently landscaped rear garden with a secluded sunny west aspect.

Additional features include a re-fitted bathroom and modern open plan kitchen/dining area designed to cater to the needs of modern living while maintaining the character of the home. The layout is practical and functional, making it easy to navigate and enjoy daily life.

The surrounding area of Portslade Village is known for its community spirit and local amenities, including shops, parks, and schools, all within easy reach. This location not only provides a serene environment but also offers excellent transport links, making it easy to explore the wider region.

In summary, this home on Locks Hill is a wonderful opportunity for those looking to embrace the charm of an older style property in a vibrant village setting. With its comfortable living areas and convenient location, it is sure to appeal to a variety of buyers.

ENTRANCE HALL

Approached via a modern composite door, Amtico flooring, large frosted upvc double glazed window, stairs to the first floor, radiator, under stairs storage area with space and plumbing for washing machine

LIVING ROOM/KITCHEN AREA

27'3 x 16'3 (8.31m x 4.95m)

LIVING ROOM

Radiator, Amtico flooring, feature fire place with tiled inset and wood surround, upvc double glazed window with made to measure shutters, square arch to

RE- FITTED KITCHEN

Fitted with modern matching white gloss units and comprising of 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, tiled flooring, INSET FOUR RING GAS HOB, EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, INTEGRATED DISHWASHER, breakfast bar, upvc double glazed window, upvc double glazed door to the garden

DINING AREA

Space for dining table, Amtico flooring, space for an American style fridge freezer, upvc double glazed double doors with made to measure shutters

FIRST FLOOR LANDING

Upvc double glazed window, loft access, doors to

BEDROOM ONE

12'11 x 10'11 (3.94m x 3.33m)

Feature fire place with a cast iron inset and wood mantel, radiator, upvc double glazed window with made to measure shutters

BEDROOM TWO

11'6 x 9'9 (3.51m x 2.97m)

Feature fire place with a cast iron inset and wood mantel, radiator, upvc double glazed window with made to measure shutters

BEDROOM THREE

7'11 x 6'8 (2.41m x 2.03m)

Radiator, upvc double glazed window with made to measure shutters

RE-FITTED BATHROOM

A white suite comprising of a panelled bath with a separate overhead shower and glass shower screen, wash hand basin, low level wc, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan, frosted upvc double glazed window with made to measure shutters

REAR GARDEN

100 ft (30.48m ft)

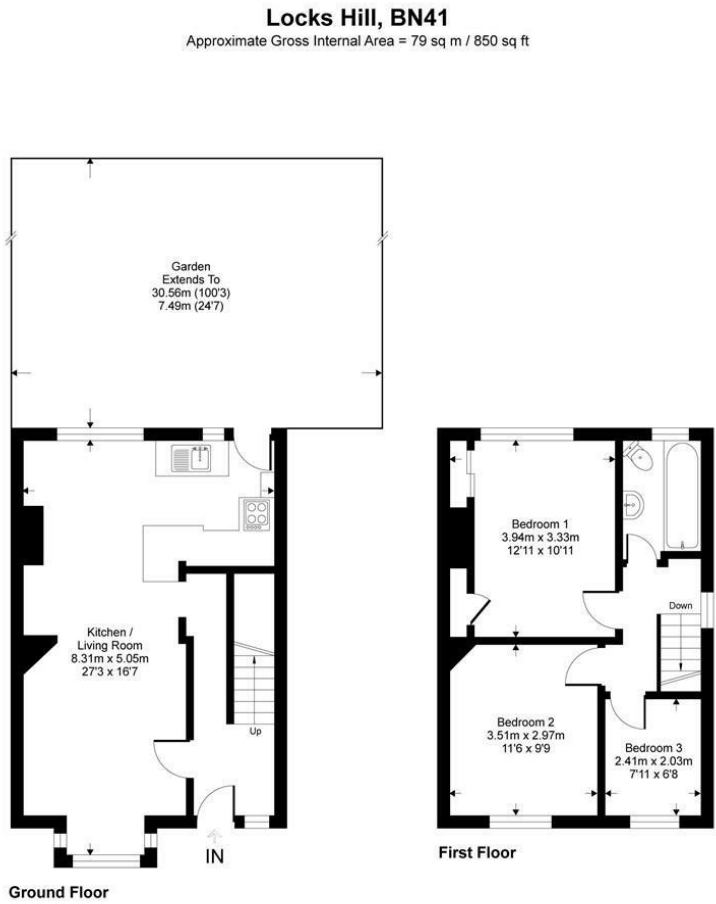
Newly landscaped with sunny west and secluded aspect, with an area of lawn, patio, flower and shrub beds and with the rear of the garden laid with bark, side access, fenced on all sides

FRONT GARDEN

Neatly laid with bark, border fencing and an entrance gate

THE LOCATION

In the heart of the Village, close to local amenities, schools, Easthill Park 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