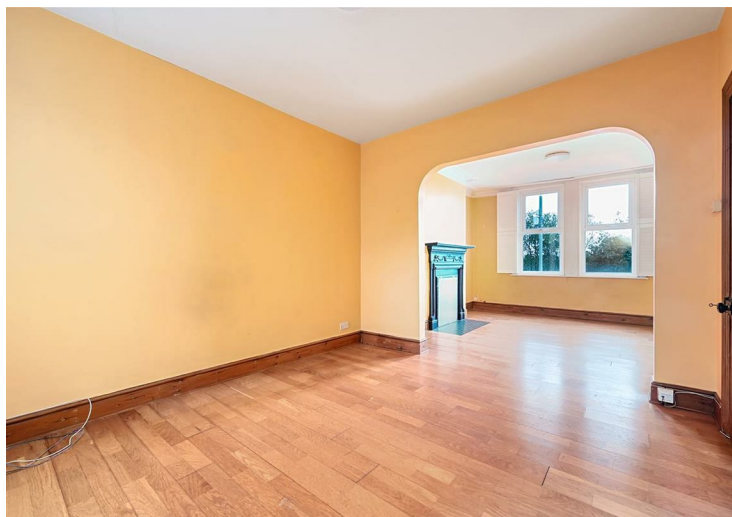


# SINNOTT GREEN

Sales & Lettings



**Old Shoreham Road, Portslade, BN41 1UB**  
**Offers In Excess Of £400,000 Freehold**



- Spacious Victorian House
- Three Double Bedrooms
- 24 ft Through Lounge/Dining Room
- 21 ft Kitchen/Breakfast Room
- Modern Shower Room
- Lean-to Conservatory
- Chain Free
- Some Updating Required

| 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>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 57                      | 80        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

**Portslade Office**  
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This very SPACIOUS VICTORIAN HOUSE offers great size accommodation. THREE DOUBLE BEDROOMS, 24 ft through lounge/dining Room, 21 FT KITCHEN/BREAKFAST ROOM, modern shower room, double glazing, gas central heating, front & rear gardens, some updating required, CHAIN FREE

**ENTRANCE VESTIBULE**

via a frosted upvc double glazed door, front door to

**ENTRANCE HALL**

radiator, stairs to the first floor, understairs storage cupboard, door to

**THROUGH LOUNGE**

24'5 x 12'7 (7.44m x 3.84m)

feature cast iron fire place, coving, two wall lights laminated flooring, radiator, upvc double glazed window with made to measure shutters, archway to

**DINING AREA**

lamineate flooring, radiator, upvc double glazed window with made to measure shutters

**KITCHEN/BREAKFAST ROOM**

21'1 x 10'6 (6.43m x 3.20m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FIVE RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, AMERICAN STYLE FRIDGE FREEZER, FITTED WASHING MACHINE AND DISHWASHER, ample space for a table, inset downlighters, radiator, dual aspect upvc double glazed windows (one with made to measure shutters), door to

**LEAN TO/CONSERVATORY**

13'8 x 4'7 (4.17m x 1.40m)

tiled floor, polycarbonate roof, dual aspect upvc double glazed window and sliding patio doors to the garden

**FIRST FLOOR LANDING**

loft access, doors to

**BEDROOM ONE**

16'6 x 12' (5.03m x 3.66m)

cast iron fire place, radiator, coving, loft access via a retractable loft ladder, three upvc double glazed windows with made to measure shutters

**BEDROOM TWO**

14'5 x 10'7 (4.39m x 3.23m)

louvre door airing cupboard housing lagged tank and linen shelves, radiator, coving, upvc double glazed window with made to measure shutters

**BEDROOM THREE**

12' x 10'8 (3.66m x 3.25m)

radiator, upvc double glazed window with made to measure shutters

**RE FITTED SHOWER ROOM**

a good size and comprising of a large shower cubicle, contemporary wash hand basin with drawers and vanity shelf, low level wc, tiled walls, frosted upvc double glazed window

**REAR GARDEN**

paved patio at either end of the garden, area of lawn, flower and shrub beds, garden shed, outside tap, walled on all three sides and with additional fencing, rear access gate

**FRONT GARDEN**

area of neat paving, area of lawn, matching paved steps to the house

**THE LOCATION**

Opposite Victoria Park and within just a few minutes' drive of the A27. Local buses provide regular services to Portslade Town centre and mainline railway station, which is around a ten minute walk, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

