

SINNOTT GREEN

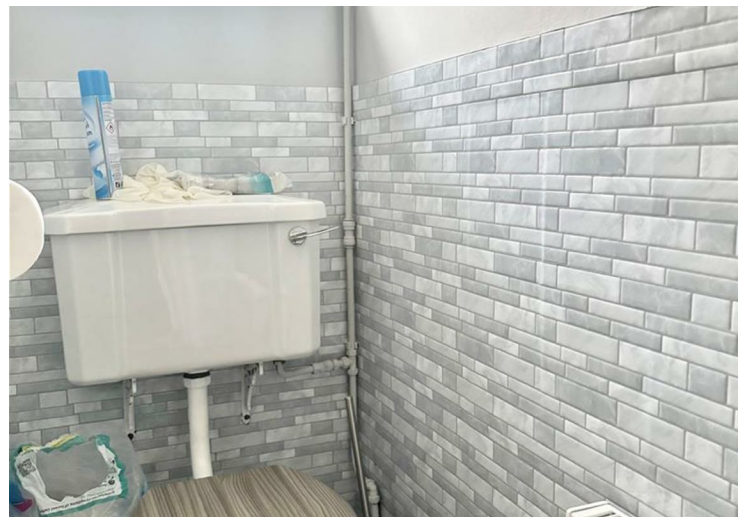
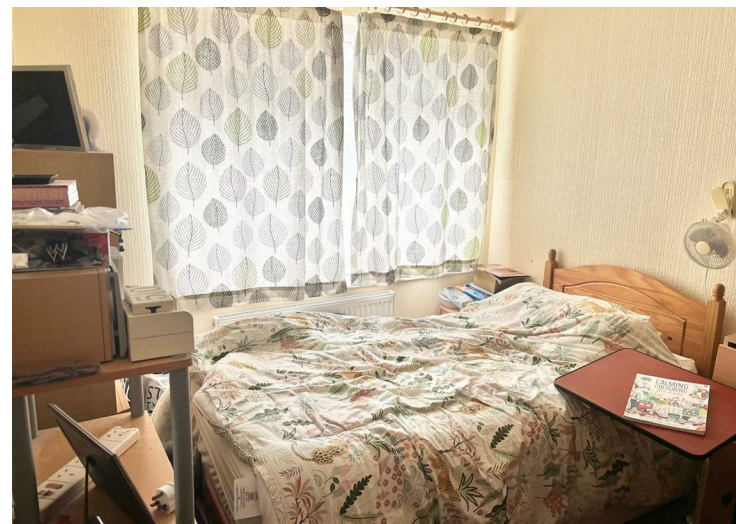
Sales & Lettings



North Lane, Portslade, BN41 2HF
£350,000 Freehold



- Extended Chalet Bungalow
- Three Double Bedrooms
- 22 ft Through Lounge/Dining Room
- 18 ft Kitchen/Breakfast Room
- Shower Room
- Chain Free
- Needs Updating



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	70	77
	EU Directive 2002/91/EC	

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This spacious bungalow has been EXTENDED both up and to the rear and provides great sized space throughout. THREE DOUBLE BEDROOMS, 22 ft through lounge/dining room, 18 FT KITCHEN/ BREAKFAST ROOM, front & rear gardens, OFF ROAD PARKING, chain free, needs updating.

ENTRANCE HALL

via a frosted upvc double glazed front door, stairs to the first floor, radiator, dado rail

THROUGH LOUNGE/DINING ROOM

22'5 x 11' (6.83m x 3.35m)

radiator, coving, three wall lights, square arch to

DINING AREA

radiator, coving, two wall lights, upvc double glazed double doors to the garden

KITCHEN/BREAKFAST ROOM

18'9 x 8' (5.72m x 2.44m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, INSET FOUR RING INFA RED HOB, CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for washing machine, space for fridge, wall mounted gas fired boiler in recess. BREAKFAST BAR, further space for fridge freezer, dual aspect upvc double glazed windows and frosted upvc double glazed door to the garden

BEDROOM TWO

10'9 x 10'4 (3.28m x 3.15m)

radiator, coving, two double fitted wardrobe with cupboards over and vanity shelf in between, upvc double glazed window

BEDROOM THREE

11'1 x 8'2 (3.38m x 2.49m)

radiator, coving, upvc double glazed window

SHOWER ROOM

arranged as a wet room with a shower area, wash hand basin, ladder style heated towel rail, tiled walls, inset downlighters, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, part tiled walls, tiled floor, frosted upvc double glazed window

FRIST FLOOR LANDING

eaves cupboard, door to

BEDROOM ONE

15'4 x 8'2 (4.67m x 2.49m)

radiator, coving, eaves cupboards, upvc double glazed window

WEST FACING REAR GARDEN

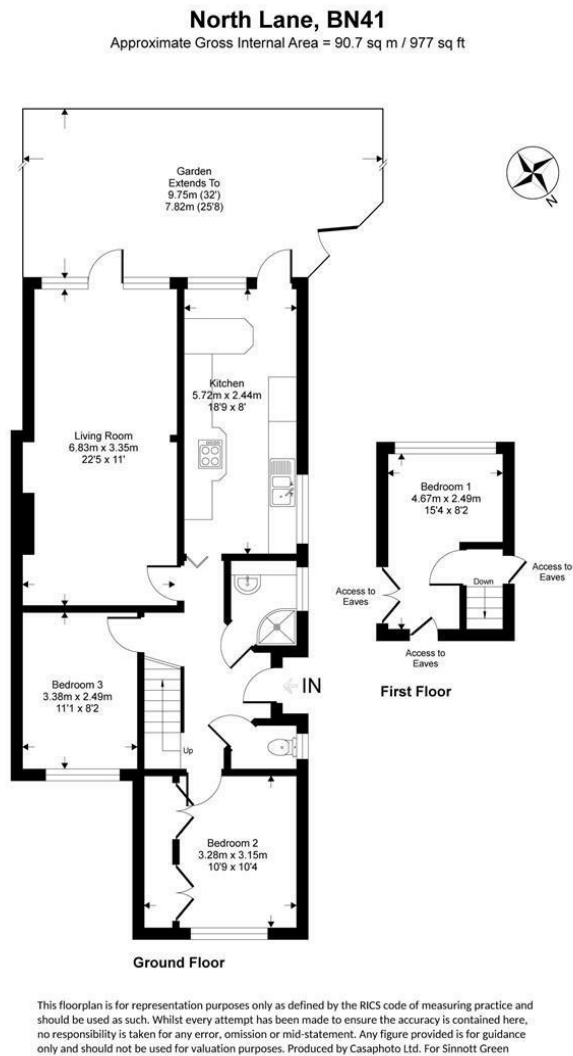
paved patio adjacent to the property, grassed area, flower and shrub beds, apple tree, side gate, outside tap

FRONT GARDEN

partly stone laid and partly artificial lawn, flower and shrub beds, NB: space for off road parking

THE LOCATION

in a popular residential road with local shops and amenities in nearby Valley Road and easy walking access to Portslade Academy 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



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