

SINNOTT GREEN

Sales &
Lettings



27 Hillcroft, Portslade, BN41 2QD
To Let: £1,700 PCM



- Modern End Terrace Home
- Well Presented & Much Improved
- Re Fitted Kitchen
- Modern Bathroom
- Large Conservatory
- Two Bedrooms
- Off Road Parking
- West Aspect Garden



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		88
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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****PLEASE EMAIL FOR PRE VIEWING APPLICATION****

Tenant(s) referencing qualifying criteria:

Tenant(s) In permanent employment with annual combined income £56,250 + or UK resident guarantor(s) with annual income £61,500 + will be required. Clean credit file with no CCJ's.

A much improved and recently redecorated modern two bedroom end of terrace home located in a quiet cul-de-sac over looking adjacent fields & paddock. Features include re-fitted kitchen with appliances, good sized lounge diner with patio door opening into large upvc double glazed conservatory and modern bathroom. Additional features include, off road parking, brick garden store/shed and secluded west aspect rear garden.

Entrance Hall

Approached via upvc double glazed front door, wood effect laminate flooring, meter cupboard, staircase to first floor, radiator, under stairs storage recess, small upvc double glazed window, doors to:

Re- Fitted Kitchen

Double aspect upvc double glazed windows, high gloss re- fitted wall & base units with matching drawers, part tiled walls, wood effect working surfaces with inset stainless steel sink unit, built in 4 ring induction hob with matching oven and extractor hood, illuminated glass fronted display cabinets, wood effect laminate flooring, low level fridge & freezer, dishwasher and washing machine.

Lounge/Dining Room

Wood effect laminate flooring, solid wood breakfast bar with space for stools below, radiator, sliding double glazed door to:

Conservatory

Wood effect laminate flooring, radiator, wall lights, radiator, upvc double glazed windows and double doors opening onto rear garden and patio.

First Floor Landing

Access to roof space via loft hatch, doors to:

Bedroom One

Upvc double glazed window over looking rear garden, fitted wardrobe range including drawers and shelving, radiator.

Bedroom Two

Two upvc double glazed windows, built in airing cupboard and double wardrobe cupboard housing gas boiler with adjacent controls & timer, radiator.

Bathroom

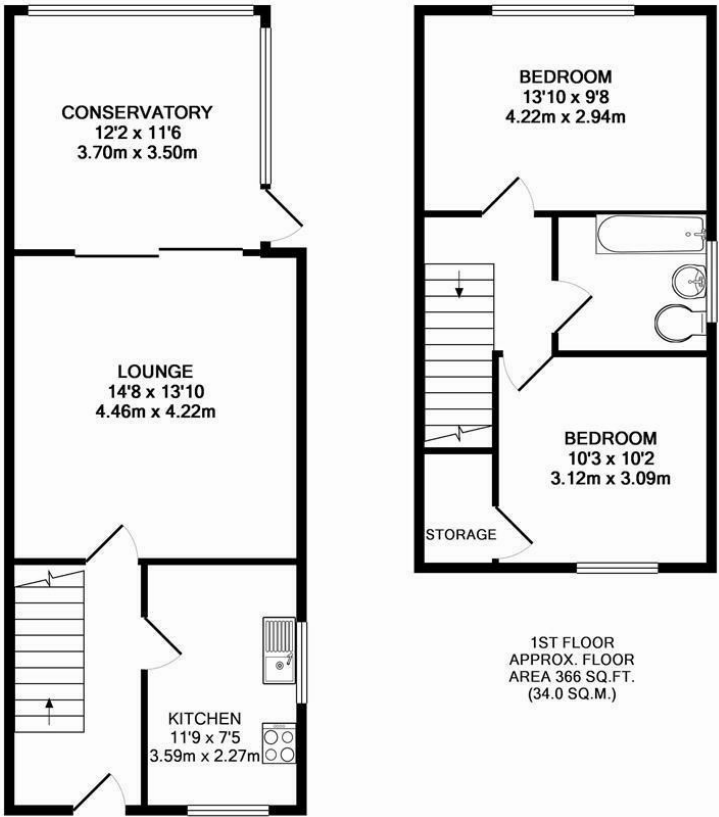
Upvc double glazed window with patterned glass, fully tiled walls and flooring, heated towel rail, bathroom cabinet, modern white suite comprising, low level WC, pedestal wash hand basin, panel enclosed bath with thermostatic mixer shower and glazed screen over.

Rear Garden

Secluded west aspect, outside lighting, paved patio area with steps leading to remainder of garden which is mainly laid to lawn bordered by flower beds and panel fencing, gated side access with brick store/shed.

Off Road Parking

Stone paved driveway with stone shingle adjacent to front of property providing off road parking.



GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ. FT.
(46.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 366 SQ. FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ. FT. (80.9 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)

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