

SINNOTT GREEN

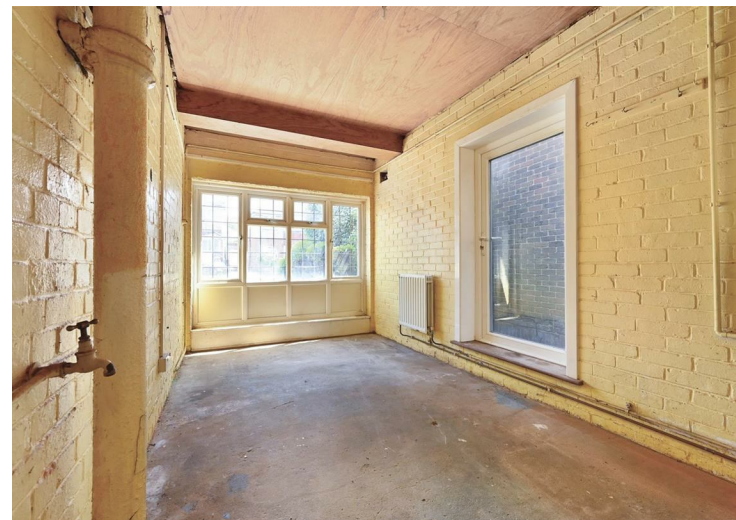
Sales & Lettings



Fairfield Gardens, Portslade, BN41 2BH Offers In Excess Of £650,000 Freehold



- Extended Family Home
- Sought After Location
- Three Double Bedrooms
- Open Plan Kitchen Diner
- Three Reception Rooms
- Ground Floor WC/Utility
- Large Driveway
- West Aspect Garden
- Chain Free
- Updating Required



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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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A large extended detached family home located in a much sought road backing onto Easthill Park close to bus routes and local shops for day to day needs at Mill Parade. Internally the property enjoys bright and spacious rooms including three double bedrooms, separate living room & dining room, modern shower room/WC, open plan family kitchen with adjacent utility & WC and a useful converted integral garage. Additional features include a lovely secluded west aspect garden and ample of road parking. The property offers great potential for improvements and moderation and is offered for sale chain free.

Entrance Porch

Approached via double glazed door with patterned glass, useful storage for coats and footwear, deep under stairs storage recess housing gas meter, entrance to:

Entrance Hall

Staircase to first floor, radiator, doors to:

Lounge

Double glazed bay window, radiator, tiled fireplace, sliding partition to:

Dining Room

Large double glazed patio doors to rear garden, radiator, fitted gas fire, raised marble plinth, timber frame bar with with display shelving, sliding partition to:

Open Plan Kitchen/Diner

Double aspect double glazed windows, space for dining table, double glazed door to garden, radiator, central heating thermostat, part tiled walls, fitted wall & base units with drawers, ample work surfaces with inset sink unit, built in four ring electric hob fan assisted double oven & grill, space & plumbing for dishwasher, gas point for cooker, doors to:

Ground Floor Wc/Utility

Door to garden, tiled flooring, space & plumbing for washing machine, pedestal wash hand basin, low level WC, double glazed window with pattered glass.

Integral Converted Garage

Double glazed window, radiator, replacement Worcester gas boiler, wall mounted electric meter and consumer unit, water tap, double glazed door to side access path.

First Floor Landing

Original stained glass window, access to large roof space via loft hatch, doors to:

Bedroom One

Double glazed bay window, two radiators.

Bedroom Two

Double glazed window over looking the garden, built in airing cupboard, built in wardrobes, over head storage cabinets. radiator.

Bedroom Three

Double glazed window and door opening onto terrace over looking the garden, built in wardrobes, radiator.

Shower Room/WC

Double glazed window with patterned glass, heated towel rail, tiled flooring, low level WC, pedestal wash hand basin, illuminated bathroom cabinet, walk in shower with thermostatic mixer shower and glazed screen

Driveway

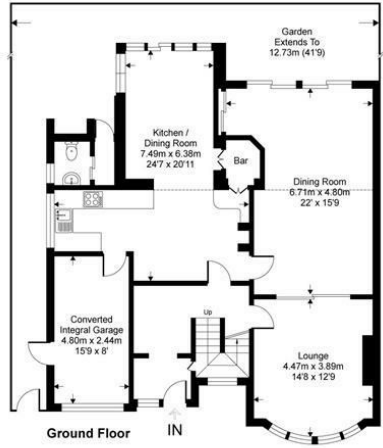
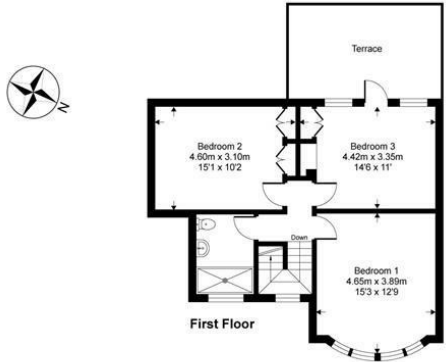
Large area of hardstanding providing ample off road parking, bordered by flower beds, shrubs and low level brick retaining wall.

Rear Garden

Secluded west aspect, arear of stone paved patio area incorporating fish pond leading to good sized area of level lawn, bordered by hedgerow, established plants & shrubs.



Fairfield Gardens, BN41
Approximate Gross Internal Area = 132.2 sq m / 1424 sq ft
(excludes restricted head height)



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