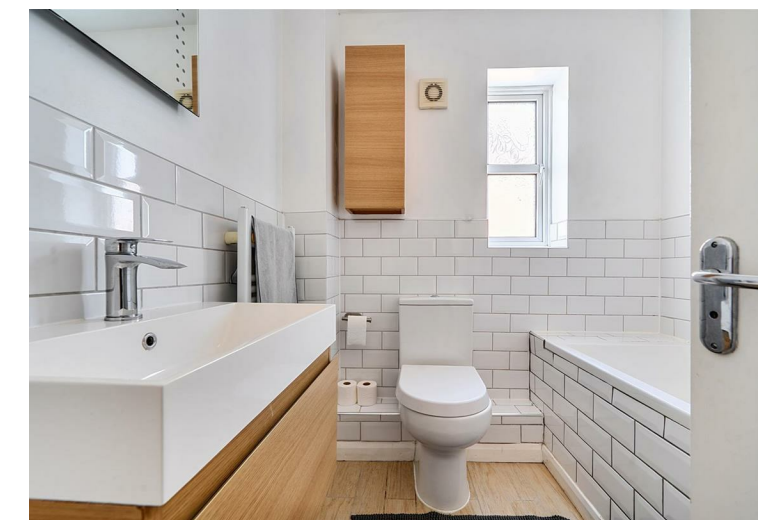


SINNOTT GREEN

Sales &
Lettings



Blackthorn Close, Brighton, BN41 2EU
Offers In Excess Of £325,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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www.sinnottgreen.com



- Two Double Bedrooms
- Lounge
- Re Fitted Kitchen & Bathroom
- Ground Floor Cloakroom
- Private Drive
- Good Size Garden
- Improved & Updated
- Chain Free

This modern SEMI DETACHED HOUSE has been UPDATED AND IMPROVED and is located on a quiet cul de sac on the popular Fox Way development. TWO DOUBLE BEDROOMS, lounge, RE FITTED KITCHEN, ground floor cloakroom, RE FITTED BATHROOM, gas central heating, upvc double glazing throughout, PRIVATE DRIVE with space for up to two vehicles, good size garden, CHAIN FREE

ENTRANCE HALL

via a composite front door, laminate flooring, radiator, built in storage cupboard

CLOAKROOM

comprising of a low level wc, wash hand basin set in a vanity unit with a drawer under and tile splashback, extractor fan, radiator

RE FITTED KITCHEN

8' x 6'8 (2.44m x 2.03m)

fitted with contemporary matching grey matt units and comprising of and inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB with a CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, space and plumbing for washing machine, space for fridge freezer, laminate flooring, upvc double glazed window

LOUNGE

15'1 x 12'7 (4.60m x 3.84m)

laminate flooring, coving, stairs to the first floor, upvc double glazed window, upvc double glazed door to the garden

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

12'8 x 8' (3.86m x 2.44m)

full width fitted wardrobe with sliding doors, airing cupboard housing the lagged tank, radiator, dimmer switch, upvc double glazed window

BEDROOM TWO

12'8 x 8'3 (3.86m x 2.51m)

full width fitted wardrobe with three doors (two mirrored), radiator, two upvc double glazed windows

RE FITTED BATHROOM

a matching white suite comprising of a panelled bath with mixer tap and a separate overhead shower and glass shower screen, wash hand basin with a drawer under, low level wc, ladder style heated towel rail, part tiled walls, extractor fan, laminate flooring, frosted upvc double glazed window

REAR GARDEN

a good size, paved patio adjacent to the house, area of lawn, flower and shrub beds, fenced on both sides, side patio with garden shed and side gate

FRONT GARDEN

laid with low maintenance slate

PRIVATE DRIVE

with space for up to two vehicles

THE LOCATION

in a quiet cul de sac on the popular Fox Way development 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

