

SINNOTT GREEN

Sales & Lettings



North Road, Portslade, BN41 2HA
£525,000 Freehold

- **Spacious Former Brewery Cottage**
- **Three Double Bedrooms**
- **Three Reception Rooms**
- **Two Bathrooms**
- **21 ft Kitchen/Breakfast Room**
- **Private Drive**



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		
	65	75
England & Wales	EU Directive 2002/91/EC	

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This VERY SPACIOUS and sought after former brewery cottage, is extended at the rear and into the loft and is arranged over three floors. It is in very good order and benefits from THREE DOUBLE BEDROOMS, lounge, sitting room & dining room, TWO BATHROOMS, KITCHEN BREAKFAST ROOM, neat rear garden, PRIVATE DRIVE with side by side parking, close to the Village Centre

ENCLOSED PORCH

dual aspect upvc double glazed windows, upvc double glazed door, laminate flooring, glazed front door with windows either side to

ENTRANCE HALL

stairs to the first floor, telephone point, radiator, dado rail with ornate panelling under, laminate flooring, coats hanging cupboard, further cupboard housing the electric meter,

LOUNGE

14' x 10'11 (4.27m x 3.33m)

cast iron fire place with an inset gas 'real flame' fire, dado rail, laminate flooring, coving, upvc double glazed window with made to measure shutters

SITTING ROOM

12' x 12' (3.66m x 3.66m)

fire place with an inset electric fire, dado rail with ornate panelling under, coving, radiator, inset downlighters, folding doors to

DINING ROOM

12' x 9'5 (3.66m x 2.87m)

laminate flooring, inset downlighters, upvc double glazed double doors to the garden, square arch to

KITCHEN/BREAKFAST ROOM

21'2 x 9' (6.45m x 2.74m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, an ample range of base and eye level units, INSET FIVE RING GAS HOB, WITH EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, space for a fridge freezer, space and plumbing for a dishwasher and washing machine, two further appliance spaces, large BREAKFAST BAR, broom cupboard, inset downlighters, coving, tiled floor, upvc double glazed double doors to the garden

FIRST FLOOR LANDING

stairs to the second floor, inset downlighters, dado rail, coving, doors to

BEDROOM ONE

12'9 x 10'11 (3.89m x 3.33m)

fire place with wood surround, tiled inset and a fitted electric fire, two fitted shelved double cupboards, radiator, dado rail with ornate panelling under, coving, upvc double glazed window with made to measure shutters, door to

ENSUITE DRESSING ROOM

over and under clothes hanging rails, space for a dressing table, upvc double glazed window with made to measure shutters

BEDROOM TWO

12' x 8'10 (3.66m x 2.69m)

two built in double wardrobes with additional shelving and further adjoining cupboards over, tall wall mounted contemporary radiator, large upvc double glazed window with made to measure shutters

SPACIOUS BATH/SHOWER ROOM

very spacious and comprising of a large panelled bath with wall mounted taps, separate shower cubicle with glass door, low level wc, wash hand basin with cupboard under, radiator, ladder style heated towel rail, airing cupboard housing gas fired boiler and linen shelves, tiled walls, tiled floor, fitted mirror with lights, inset downlighters, frosted upvc double glazed window

SECOND FLOOR LANDING

doors to

BEDROOM THREE

15'10 x 12'11 (4.83m x 3.94m)

radiator, eaves cupboards, inset downlighters, dual aspect Velux windows

SHOWER ROOM

comprising of a tiled shower cubicle with glass doors, wash hand basin with tiled splashback and cupboard under, low level wc, radiator, tiled floor, Velux window

REAR GARDEN

paved patio adjacent to the house, a few steps up to an area of artificial lawn, flower and shrub beds, further patio, garden shed, rear access gate, outside tap

PRIVATE DRIVE

block paved and providing convenient side by side parking for two vehicles

THE LOCATION

in a popular residential road just a few minutes walk to Portslade Village Centre 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

