

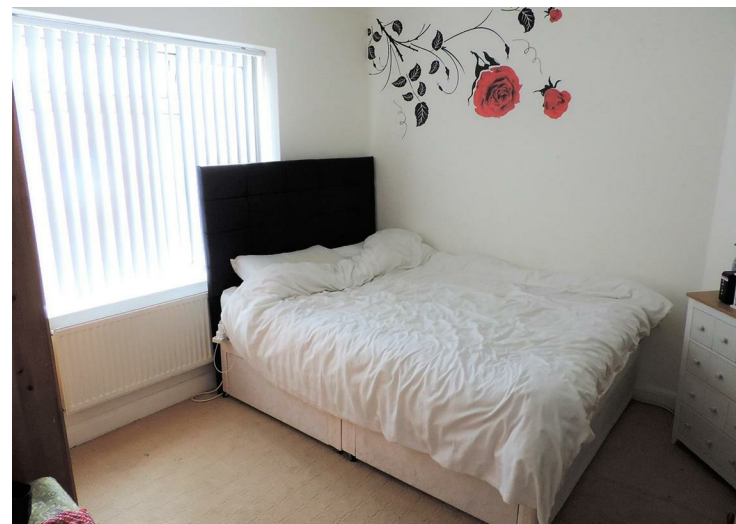
# SINNOTT GREEN

Sales &  
Lettings



**Beechers Road, Portslade, BN41 2RG**  
**Offers In The Region Of £350,000 Freehold**

- Chalet Bungalow
- Three Double Bedrooms
- West Facing Garden
- Ample Off Road Parking
- Double glazing
- Gas Central Heating
- Improvement Required



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 67      | 75        |
| EU Directive 2002/91/EC                     |         |           |

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This adaptable chalet bungalow is located in a sought after area of Mile Oak. THREE DOUBLE BEDROOMS, lounge, kitchen, bathroom, gas central heating, double glazing, WEST FACING GARDEN, PRIVATE DRIVE providing ample off road parking. The property requires updating throughout and is offered for sale CHAIN FREE

**ENCLOSED PORCH**

upvc double glazed door and dual aspect upvc double glazed windows, frosted upvc double glazed front door to

**ENTRANCE HALL**

radiator, inset downlighters, coving,

**LOUNGE**

12' x 11'10 (3.66m x 3.61m)

laminate flooring, contemporary fire, inset downlighters, radiator, dimmer switch, upvc double glazed bay window

**KITCHEN**

10'4 x 12'2 (3.15m x 3.71m)

comprising inset sink unit, adjacent working surfaces, base and eye level units, space for cooker, space for table, space and plumbing for washing machine, wall mounted gas fired boiler, stairs to the first floor, dual aspect upvc double glazed windows, frosted upvc double glazed doors to the garden

**BEDROOM ONE**

11' x 10'5 (3.35m x 3.18m)

radiator, inset downlighters, dimmer switch, upvc double glazed window

**BEDROOM TWO**

10'4 x 10'5 (3.15m x 3.18m)

radiator, coving, inset downlighters, upvc double glazed window

**BATHROOM**

comprising of a bath with mixer tap and overhead shower, low level wc, wash hand basin set in vanity unit with cupboards under, ladder style heated towel rail, tiled walls, inset downlighters, frosted upvc double glazed window

**FIRST FLOOR LANDING**

two large eaves cupboards, door to

**BEDROOM THREE**

15' x 10'10 (4.57m x 3.30m)

two louvre door cupboards, radiator, upvc double glazed window

**WEST FACING REAR GARDEN**

paved patio adjacent to the property, area of lawn, flower and shrub beds, outside tap, side access, garden shed, rear access via service road with possibilities for a garage

**OFF ROAD PARKING**

at the front of the property with space for several vehicles.

**THE LOCATION**

in a popular road with amenities including local shops and schools within 1/2 mile 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.

