

# SINNOTT GREEN

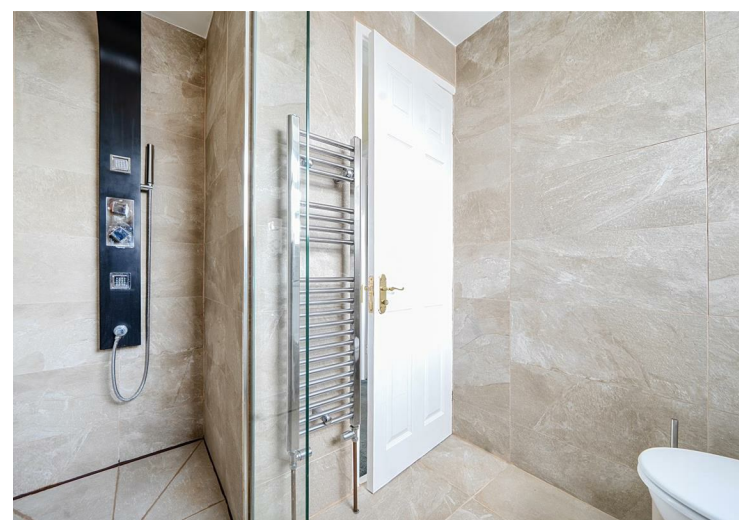
Sales & Lettings



**Heathfield Crescent, Brighton, BN41 2YR**  
**£350,000 Leasehold**



- Extended House
- Two Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Modern Shower Room
- Private Drive



| 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>                  | 70                      | 80        |
|                                             | EU Directive 2002/91/EC |           |

**Portslade Office**  
 35 South Street, Portslade, East Sussex BN41 2LE  
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com  
 www.sinnottgreen.com



This EXTENDED chalet style house has been very well maintained and is offered in excellent order throughout. TWO DOUBLE BEDROOMS, lounge, KITCHEN/DINING ROOM, CONSERVATORY, modern shower room, Garden, PRIVATE DRIVE FOR UP TO TWO VEHICLES

ENTRANCE HALL

via a frosted upvc double glazed front door, stairs to the first floor, radiator, inset downlighter, door to

LOUNGE

14'2 x 10'10 (4.32m x 3.30m)

radiator, fitted contemporary media unit, upvc double glazed window

KITCHEN/DINING ROOM

14'11 x 11'7 (4.55m x 3.53m)

fitted with modern matching white gloss units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for cooker and American style fridge freezer, space and plumbing for washing machine and dishwasher, ample space for a table, walk in storage cupboard, radiator, inset downlighters, upvc double glazed windows and upvc double glazed door to

CONSERVATORY

12'9 x 5'6 (3.89m x 1.68m)

upvc double glazed windows, tiled floor, polycarbonate roof, upvc double glazed door to the garden

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

14'1 x 13'3 (4.29m x 4.04m)

built in cupboard, radiator, inset downlighters, upvc double glazed window

BEDROOM TWO

9'10 x 9'7 (277.37m x 2.92m)

radiator, inset downlighters, upvc double glazed window

SHOWER ROOM

a contemporary suite comprising of a walk in shower, wash hand basin set in a vanity unit with drawers and cupboards under and a vanity shelf, wc with a concealed cistern, tiled floor, tiled walls, extractor fan, frosted upvc double glazed window

REAR GARDEN

mainly paved with neat and well stocked flower and shrub beds, fenced on both sides, side gate, GARDEN SHED with power and light

PRIVATE DRIVE

at the front of the property with convenient side by side parking for up to two vehicles.

THE LOCATION

in a popular road, close to locals shops and schools in adjacent Graham Avenue 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

The property is leasehold with the balance of a 999 year lease (apprx 936 years remain). This can be easily converted to a freehold - please contact the office for details and costs. There are no maintenance charges, just a nominal ground rent of £7.50 per quarter

