

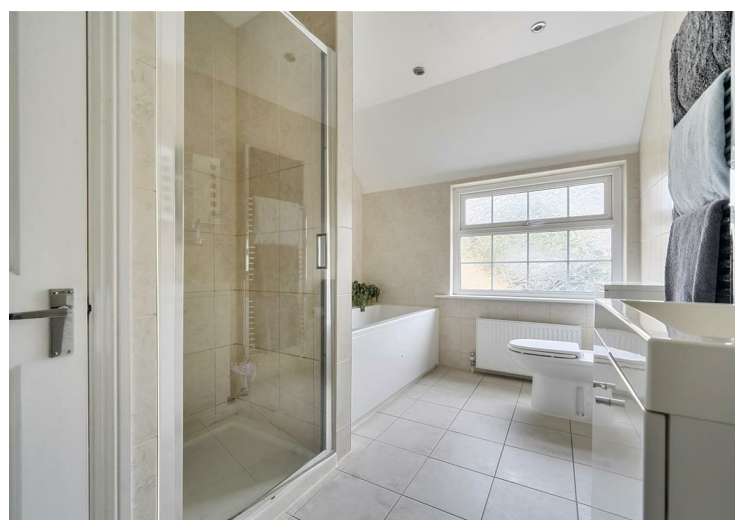
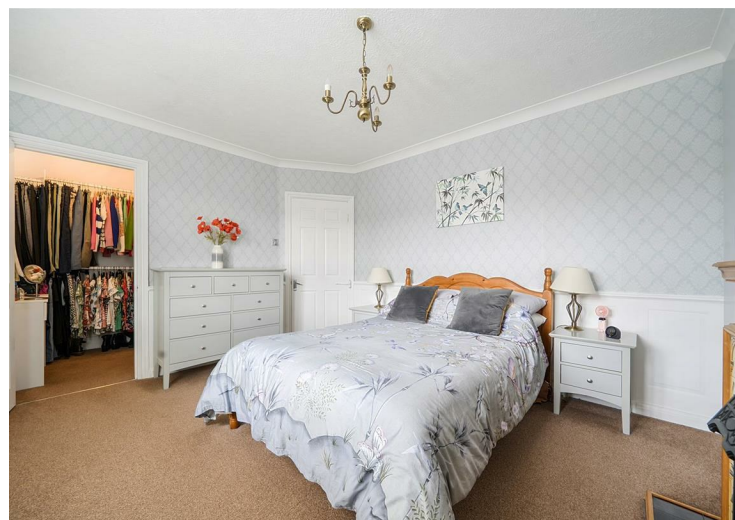
SINNOTT GREEN

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	

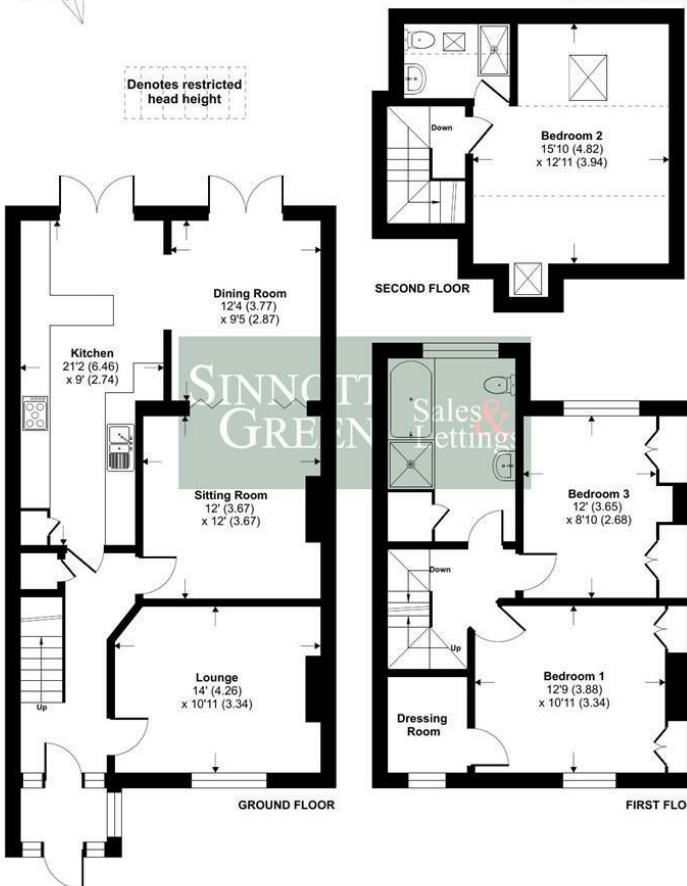
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North Road, Brighton, Brighton, BN41

Approximate Area = 1389 sq ft / 129 sq m
Limited Use Area(s) = 133 sq ft / 12.3 sq m
Total = 1522 sq ft / 141.3 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

Kitchen
21'2" (6.46)
x 9' (2.74)

Dining Room
12'4" (3.77)
x 9'5" (2.87)

Sitting Room
12' (3.67)
x 12' (3.67)

Lounge
14' (4.26)
x 10'11" (3.34)

SECOND FLOOR

Bedroom 2
15'10" (4.82)
x 12'11" (3.94)

Bedroom 3
12' (3.65)
x 8'10" (2.68)

Bedroom 1
12'9" (3.88)
x 10'11" (3.34)

Dressing Room

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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