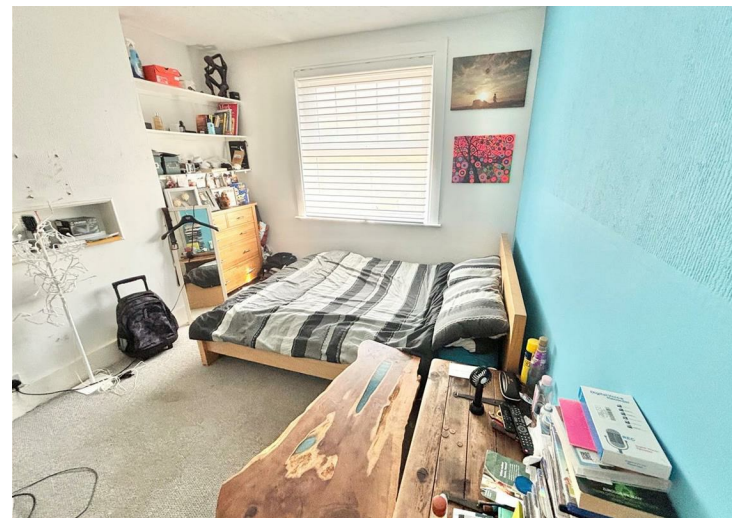


SINNOTT GREEN

Sales & Lettings



North Road, Portslade, BN41 2HA
Offers In The Region Of £400,000 Freehold



- Former Brewery Cottage
- Three Double Bedrooms + Box Room
- Lounge & Dining Room
- Kitchen & Bathroom
- Garden
- Private Drive
- Lots of Character
- Needs Updating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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

This spacious and sought after end terrace VICTORIAN FORMER BREWERY COTTAGE offers great sized accommodation and lots of character. It needs some improvement and updating. THREE DOUBLE BEDROOMS + BOX ROOM/STUDY, lounge, dining room, kitchen, bathroom, REPLACEMENT UPVC DOUBLE GLAZING THROUGHOUT, gas central heating, PRIVATE DRIVE, close to Portslade Village Centre, CHAIN FREE. The updating required includes the kitchen and bathroom, redecoration and flooring throughout. The property does have gas central heating via a gas combination boiler and also replacement upvc double glazed doors and windows throughout.

ENCLOSED PORCH

upvc double glazed door, triple aspect upvc double glazed windows, tiled floor, frosted upvc double glazed front door to

ENTRANCE HALL

radiator, frosted upvc double glazed window, stairs to the first floor, two understairs storage cupboards,

LOUNGE

14'3 x 13'9 (4.34m x 4.19m)

radiator, dado rail, coving, ornamental fire place, upvc double glazed window

DINING ROOM

11'9 x 8'6 (3.58m x 2.59m)

ample space for a table, radiator, upvc double glazed double doors to the garden, archway to

KITCHEN

12'5 x 9' (3.78m x 2.74m)

comprising of an inset sink unit, adjacent working surfaces, base and eye level units, space for cooker, washing machine, tumble dryer, fridge and freezer, wall mounted 'Worcester' gas combination boiler

INNER LOBBY

frosted upvc double glazed door to the garden, door to

BATHROOM

comprising of a panelled bath, pedestal wash hand basin, low level wc, radiator, part tiled walls, dual aspect frosted upvc double glazed windows

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

14' x 10'8 (4.27m x 3.25m)

radiator, upvc double glazed window

BEDROOM TWO

12' x 10'6 (3.66m x 3.20m)

radiator, upvc double glazed window

BEDROOM THREE

12' x 8'8 (3.66m x 2.64m)

built in wardrobe, radiator, upvc double glazed window

BOX ROOM/STUDY

upvc double glazed window

REAR GARDEN

paved patio adjacent to the house, area of lawn, fenced on all sides, side gate

PRIVATE DRIVE

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

THE LOCATION

close to the heart of Portslade Village 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



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green