

# SINNOTT GREEN

Sales &  
Lettings



**Shelldale Road, Portslade, East Sussex BN41 1LF**  
**Offers In Excess Of £425,000 Freehold**



- Three Bedrooms
- Lounge
- Kitchen/ Dining Room
- Loft Room
- Bathroom
- Secluded South Facing Garden
- Private Drive
- Convenient Location



| 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 |                         |           |
|                                             | 65                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Portslade Office**  
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This very appealing end terrace family home is has a distinct Cottage style and is in very good order. THREE BEDROOMS, lounge, 16 FT 9 X 12 FT 4 KITCHEN/DINING ROOM, bathroom, LOFT ROOM, SECLUDED SOUTH FACING REAR GARDEN, upvc double glazing, gas central heating, PRIVATE DRIVE, great location, within easy reach of Portslade Town Centre and mainline railway station

**ENCLOSED PORCH**

via double doors, front door to

**ENTRANCE HALL**

stairs to the first floor, two understairs cupboards, radiator

**LOUNGE**

exposed varnished floorboards, character tiled fire place, radiator, upvc double glazed window

**KITCHEN/DINING ROOM**

fitted with matching units and comprising of an inset sink unit, adjacent solid wood working surfaces, base and eye level units, INSET FOUR RING INDUCTION HOB, BUILT IN ELECTRIC OVEN AND GRILL, INTEGRATED DISHWASHER, space and plumbing for washing machine, space for an American style fridge freezer, upvc double glazed window

**DINING AREA**

ample space for a dining table, shelving fitted into the recesses, upvc double glazed double doors to the garden

**FIRST FLOOR LANDING**

access to the loft room via a retractable loft ladder, exposed varnished floorboards, fitted linen cupboard, doors to

**BEDROOM ONE**

fitted wardrobe that also houses the wall mounted 'Worcester' gas combination boiler, radiator, large upvc double glazed window overlooking the garden

**BEDROOM TWO**

cast iron ornamental fire place, exposed varnished floor boards, radiator, upvc double glazed window

**BEDROOM THREE**

radiator, upvc double glazed window

**BATHROOM**

a white suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator, frosted upvc double glazed windows

**LOFT ROOM**

two Velux windows, radiator, power and light, accessed via the loft ladder

**SOUTH FACING REAR GARDEN**

a lovely space, secluded, with a neat paved patio adjacent to the house, area of lawn, well stocked flower and shrub beds, walled on both sides and very well screened by mature trees and shrubs

**SIDE PATIO**

paved, side gate

**FRONT GARDEN**

laid with stones

**PRIVATE DRIVE**

providing off road parking for one vehicle

**THE LOCATION**

very conveniently situated, with less than 10 minutes walk to Portslade Town Centre and Railway Station and within just a few minutes’ drive of both the A27 and the Old Shoreham Road. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

