

SINNOTT GREEN

Sales & Lettings



Truleigh Drive, Portslade, BN41 2YQ
£385,000 Freehold

- Extended Semi
- Three Bedrooms
- Lounge
- Conservatory/Dining Room
- Fitted Kitchen
- Corner Plot Gardens
- Garage and 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		
England & Wales	65	76
	EU Directive 2002/91/EC	

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This excellent EXTENDED chalet style house is set on a CORNER PLOT and is beautifully presented throughout. THREE BEDROOMS, lounge, kitchen, dining room/conservatory, modern bathroom, corner plot gardens, GARAGE & PRIVATE DRIVE, upvc double glazing, gas central heating, CHAIN FREE

ENTRANCE HALL

via a frosted upvc double glazed front door, frosted upvc double glazed window, solid oak flooring, stairs to the first floor, storage cupboard housing a 'Worcester' modern gas combination boiler,

LOUNGE

15'8 x 12'2 (4.78m x 3.71m)

feature open fire place with cast iron inset and a wood surround, two radiators, solid oak flooring, dual aspect upvc double glazed bay window and upvc double glazed window

KITCHEN

10'9 x 9'10 (3.28m x 3.00m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, space for a range cooker with a fitted extractor hood over, space for an American style fridge freezer, space and plumbing for a dishwasher, further walk- in storage cupboard solid oak flooring, open to

CONSERVATORY/DINING ROOM

12'5 x 9'4 (3.78m x 2.84m)

upvc double glazed doors and windows, glass roof, solid oak flooring,

BATHROOM

a modern white suite comprising of a panelled bath a separate overhead electric shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, tiled floor, electric extractor fan

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

15'8 x 10'1 (4.78m x 3.07m)

walk in double wardrobe, radiator, dimmer switch, solid oak flooring, upvc double glazed window with great views over the Downs

BEDROOM TWO

10'11 x 8'2 (3.33m x 2.49m)

radiator, laminate flooring, dado rail, upvc double glazed window

BEDROOM THREE

7'10 x 7'3 (2.39m x 2.21m)

radiator, laminate flooring, upvc double glazed window

CORNER PLOT REAR GARDEN

a neat paved patio to the side of the property, garden shed housing the washing machine and tumble dryer, outside tap, side gate. At the rear is a low maintenance tiered garden with paving and slate

FRONT GARDEN

raised flower and shrub beds, paved area

PRIVATE DRIVE

providing off road parking for two vehicles, one space at the front and one on the driveway leading to

GARAGE

15'11 x 8'8 (4.85m x 2.64m)

at the side of the property, up and over door,

THE LOCATION

in a popular location, within easy reach of local schools and with shops amenities in nearby 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

