

# SINNOTT GREEN

Sales &  
Lettings



**North Lane, Portslade, East Sussex BN41 2HF**  
**£350,000 Freehold**



- Semi Detached Chalet Bungalow
- Three Bedrooms
- Extended Kitchen & Lounge
- West Aspect Garden
- Updating Required
- Garage
- Chain Free



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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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A extended three bedroom semi detached chalet bungalow located on the fringes of Portslade Village close to local shops and bus routes at Valley Road. Features include secluded west aspect rear garden, garage, extended lounge & kitchen, scope for improvement and updating. Chain Free.

**Entrance Hall**

Approached via double glazed front door, radiator, staircase to first floor, doors to:

**Extended Lounge**

Double glazed window over looking rear garden, radiator, tiled fireplace.

**Extended Kitchen**

Double aspect double glazed windows, fitted wall & base units with matching drawers, space for table, working surfaces, inset stainless steel sink unit and drainer, airing cupboard housing hot water cylinder with adjacent Potterton gas boiler, part tiled walls, space and plumbing for washing machine, space and gas point for cooker, double glazed door to rear garden.

**Sep WC**

Double glazed window with patterned glass, radiator, low level WC.

**Bathroom**

Double glazed window with patterned glass, radiator, part tiled walls, bathroom cabinet, wall mounted wash hand basin, panel enclosed bath with thermostatic mixer shower over.

**Bedroom One**

Double glazed window, radiator, built in double wardrobe cupboard,

**Bedroom Two**

Double glazed window, radiator, under stairs storage cupboard,

**First Floor Landing**

Eves storage cupboards, door to:

**Bedroom Three/Loft Room**

Upvc double glazed window, eves storage cupboards.

**Outside**

**Rear Garden**

Enjoying a secluded west aspect, mainly laid to lawn with flower beds and vegetable grow patch, garden shed and greenhouse.

**Front Garden**

Mainly laid to lawn bordered by flower beds and low level brick retaining wall.

**Garage**

Approached via shared drive with double wooden doors, additional side door to garden.

