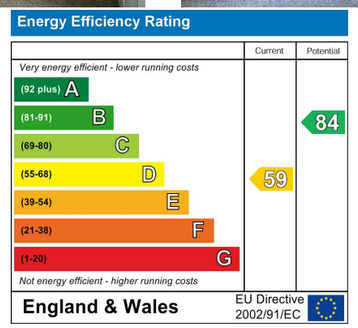

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SINNOTT GREEN

Sales & Lettings

Drove Crescent, Portslade, BN41 2TA
Offers In Excess Of £400,000 Freehold

- Extended Family Home
- Semi Detached
- Five Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Dining
- Separate Lounge
- South West Aspect Garden
- Close To Village High Street
- Chain Free

An extended semi detached family home with spacious accommodation laid over three floors located within a short stroll to Portslade Village High Street which shops for day to day needs, gym, coffee shop local schools, and the popular 1 & 1X bus routes which provide regular services to the city centre and main line stations. Additional features include, five bedrooms, three bathrooms, open plan kitchen/dining room and a lovely well established secluded south west aspect rear garden. CHAIN FREE

Entrance Porch
Approached via double glazed sliding door, providing useful storage for footwear & coat etc, part glazed door to:

Entrance Hall
Staircase to first floor, radiator, doors to:

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

Lounge
Double glazed window over looking rear garden, radiator, halogen spotlights, door to:

Dining Room
Double aspect glazed window over looking rear garden, open entrance to:

Kitchen
Double glazed window, wood effect laminate flooring, part tiled walls, LED spotlights, space & plumbing for washing machine, fitted high gloss wall and base units with matching drawers, ample working surfaces with inset stainless steel sink unit, built in four ring gas hob, fan assisted oven and canopied extractor hood, radiator, double glazed door to side access path and garden, additional door to:

Ground Floor Bathroom
Double glazed window with patterned glass, wood effect laminate flooring, part tiled walls, fitted bathroom mirror, pedestal wash hand basin, panel enclosed bath with Triton electric shower unit.

First Floor Landing
Double glazed window, built in cupboard housing replacement Worcester gas boiler, staircase to second floor, door to:

Inner Hallway
Radiator, doors to:

Bedroom One
Double glazed window over looking rear garden, radiator.

Bedroom Two
Double aspect double glazed windows, recessed storage space with hanging rail & shelving.

Bedroom Three
Double glazed window, radiator.

Family Bathroom
Double glazed window with patterned glass, radiator, vinyl flooring, Illuminated bathroom mirror, part tiled walls, pedestal wash hand basin, low level WC, panel enclosed bath with Triton electric shower unit and glazed bi-fold screen.

Second Floor Landing
Doors to:

Bedroom Four
Double glazed window over looking rear garden, radiator, halogen spotlights.

Bedroom Five
Double glazed window over looking rear garden, Velux style roof window, radiator,

Bathroom
Velux style roof window, heated towel rail, vinyl flooring, part tiled walls, low level WC, pedestal wash hand basin, panel enclosed bath with thermostatic mixer shower, glazed bi-fold screen.

Front Garden
Low maintenance design with raised area of hardstanding bordered by low level brick retaining wall. Could be converted to off road parking/driveway.

Rear Garden
Enjoying a secluded south/west aspect with brick built storage sheds, paved patio areas, mainly laid to lawn with established shrubs and seasonal plants.

Drove Crescent, Portslade, Brighton, BN41

Approximate Area = 1254 sq ft / 116.5 sq m
Limited Use Area(s) = 65 sq ft / 6 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1397 sq ft / 129.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sinnott Green. REF: 1459888