

# SINNOTT GREEN

Sales &  
Lettings



## Graham Crescent, Portslade, East Sussex BN41 2YA Offers In Excess Of £400,000 Freehold



- Extended Detached Bungalow
- Three Bedrooms
- Lounge/Dining Room
- Modern Kitchen & Bathroom
- Separate wc
- Neat Gardens
- Garage and Off Road Parking
- Beautifully Presented Throughout



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		
	71	78
England & Wales	EU Directive 2002/91/EC	

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This EXTENDED DETACHED BUNGALOW is in EXCELLENT ORDER throughout. THREE BEDROOMS, re fitted kitchen, LOUNGE AND DINING ROOM, modern bathroom, separate wc, neat gardens, upvc double glazing, modern gas central heating, GARAGE & OFF ROAD PARKING FOR SEVERAL VEHICLES, great location,

ENTRANCE HALL

via a composite front door with an inset frosted upvc double glazed window, radiator, wood flooring, loft access, doors to

LOUNGE

13'1 x 10'5 (3.99m x 3.18m)

feature ornamental fireplace, contemporary tall wall mounted radiator, engineered wood flooring, open to

DINING ROOM

11'2 x 8'9 (3.40m x 2.67m)

two radiators, engineered wood flooring, triple aspect, upvc double glazed windows and upvc double glazed double doors to the garden, upvc double glazed glass roof. the doors have step-free access, which would be suitable for a wheelchair,

KITCHEN

9'1 x 7'11 (2.77m x 2.41m)

fitted with modern matching white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units with tiled surrounds, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR FAN OVER, BUILT IN ELECTRIC OVEN AND GRILL, space for washing machine, space for a tumble dryer, space for fridge freezer, laminate flooring, inset downlighters, dual aspect upvc double glazed window and frosted upvc double glazed side door

BEDROOM ONE

13'5 x 10'11 (4.09m x 3.33m)

fitted wardrobe with four doors and cupboards over, inset downlighters, radiator, upvc double glazed bay window

BEDROOM TWO

10'4 x 8'10 (3.15m x 2.69m)

radiator, upvc double glazed window

BEDROOM THREE

9'5 x 7'5 (2.87m x 2.26m)

radiator, upvc double glazed window (currently used as a study)

BATHROOM

a white suite comprising of a panelled bath with mixer tap and separate overhead shower, pedestal wash hand basin, ladder style heated towel rail, tiled walls, tiled floor, inset downlighters, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, radiator, part tiled walls, inset downlighter, frosted upvc double glazed window

REAR GARDEN

extending to the front and side with a paved patio adjacent to the property, an area of neat lawn, raised flower and shrub beds, greenhouse, garden shed, outside tap, side gate, fully enclosed by close boarded fencing, outside double electric socket

FRONT GARDEN

extends to the front and side, raised flower and shrub beds

PRIVATE DRIVE

block paved, at the front of the property with convenient side by side parking for two vehicles

GARAGE

17' x 9'9 (5.18m x 2.97m)

up and over door, access via a spacious block paved shared drive, upvc double glazed side door to the garden

THE LOCATION

in a popular road with local shops, schools and 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

