

# SINNOTT GREEN

Sales &  
Lettings



**Mile Oak Road, Portslade, East Sussex BN41 2PJ**  
**£295,000 Freehold**



- **Spacious Terrace Home**
- **Two Double Bedrooms**
- **Lounge/Dining Room**
- **West Aspect Rear Garden**
- **Close To Portslade Village**
- **Scope For Improvement**
- **Chain Free**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Portslade Office**  
35 South Street, Portslade, East Sussex BN41 2LE  
Tel: 01273 430 880 Email: portslade@sinnottgreen.com  
www.sinnottgreen.com



A SPACIOUS MODERN STYLE HOME, located on the fringes of Portslade Village. Features include two double bedrooms, 16'10 x 12'6 MAIN BEDROOM, open plan Lounge/diner, 12FT FITTED KITCHEN, upvc double glazing, gas central heating, sunny WEST FACING GARDEN with side access and potential for Improvement. CHAIN FREE, close which provided schools, local shops and an regular bus service to the city and mainline station.

**Entrance Hall**

Approached vis upvc double glazed front door, staircase to first floor, radiator, digital heating controls and timer, meter cupboard, doors to:

**Lounge/Dining**

Upvc double glazed window over looking rear garden, radiator, tiled flooring, understairs storage cupboard with shelving, upvc double glazed door to garden.

**Kitchen**

Upvc double glazed window, fitted wall and base units with matching drawers, ample working surfaces with Inset stainless steel sink unit, part tiled walls, space and plumbing for appliances, tiled flooring, wall mounted gas combi boiler.

**First Floor Landing**

Access to roof space via loft hatch, doors to:

**Bedroom One**

Large upvc double glazed window with views across Portslade Village, radiator, built in wardrobes with adjacent shelving,

**Bedroom Two**

Upvc double glazed window overlooking rear garden, radiator.

**Bathroom**

Upvc double glazed window with patterned glass, heated towel rail, part tiled walls, built In airing cupboard with small radiator and slatted shelving, low level WC, pedestal wash hand basin, panel enclosed bath, electric Triton thermostatic mixer shower.

**Front Garden**

Mainly laid to lawn with area of stone shingle, gated side access pathway to rear garden

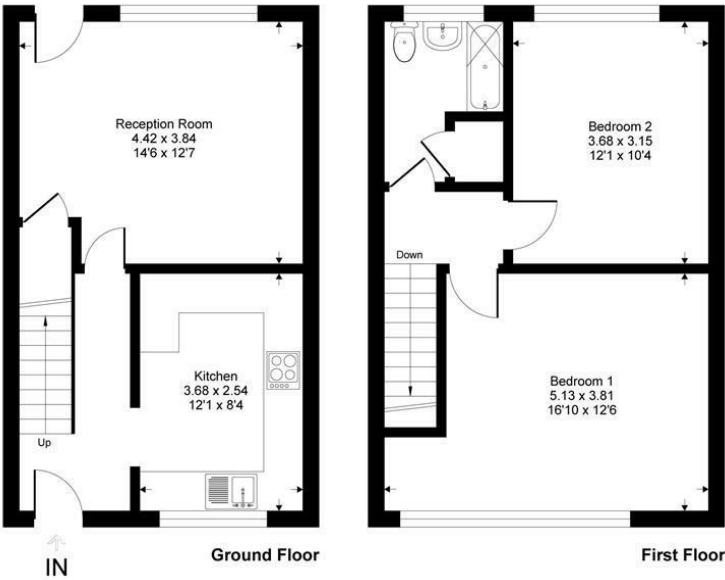
**Rear Garden**

Sunny west aspect, mainly paved and hardstanding, small area of lawn, garden shed, enclosed by timber panel fencing.



**Mile Oak Road, BN41**

Approximate Gross Internal Area = 71 sq m / 774 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green