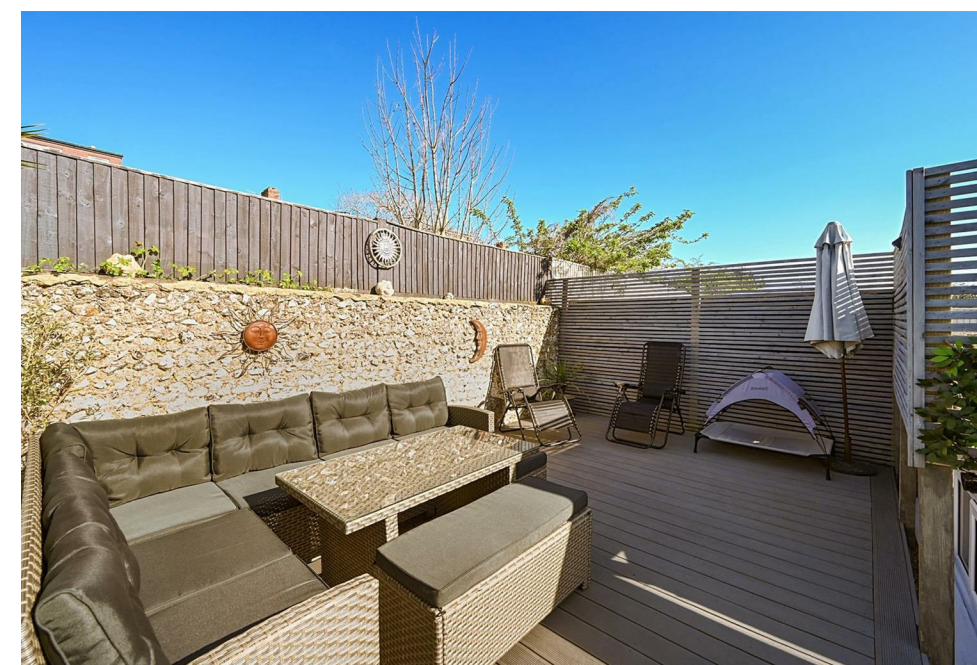


# SINNOTT GREEN

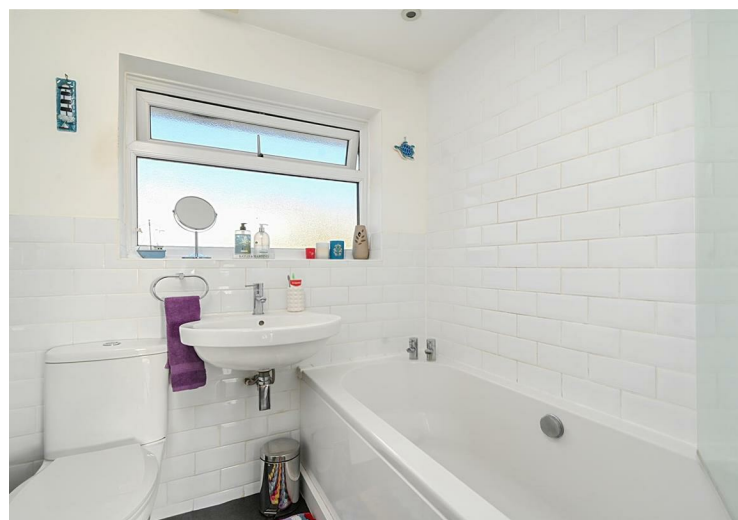
Sales &  
Lettings






**North Road, Portslade, BN41 2HD**  
**£350,000 Freehold**



- End of terrace home
- Two double bedrooms
- Modern kitchen/dining room
- Separate lounge
- Modern bathroom
- Converted garage/home office
- Newly landscaped rear garden.
- Well 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 |   |  |
| England & Wales                             |   | EU Directive<br>2002/91/EC  |

**Portslade Office**  
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Tel: 01273 430 880 Email: portslade@sinnottgreen.com  
www.sinnottgreen.com



A well presented end of terrace home located on the fringes of Portslade Village within a short walk to local shops and bus routes at Valley Road. Internally the property features a modern kitchen with space for dining table, separate lounge, two double bedrooms and a modern bathroom. Additional features include a recently landscaped rear garden with decked patio and a fully insulated converted garage/home office equipped with wired broadband and separate mains power.

**Entrance Hall**

Approached via composite double glazed front door, stripped wooden floorboards, staircase to first floor, part glazed internal door to

**Lounge**

Upvc double glazed window, stripped wooden floorboards, radiator, Victorian style cast iron fireplace, fitted display shelving, door to:

**Kitchen/Dining Room**

Upvc double glazed windows over looking rear garden, stripped wooden floorboards, space for dining table, fitted high gloss wall & base units with matching drawers, part tiled walls, solid oak working surfaces with inset sink unit, integrated washing machine & fridge freezer, built in four ring gas hob with matching fan assisted double oven, radiator, under stairs storage cupboard housing electric meter, upvc double glazed door to rear garden.

**First Floor Landing**

Access to roof space via loft hatch, stripped wooden floorboards, internal doors to:

**Bedroom One**

Upvc double glazed window, stripped wooden floorboards, radiator, built in wardrobes with shelving.

**Bedroom Two**

Upvc double glazed window over looking rear garden. radiator, built in airing cupboard housing gas combi boiler.

**Family Bathroom**

Upvc double glazed window with patterned glass, vinyl flooring, part tiled walls, LED lighting, extractor fan, low level WC, wall mounted wash hand basin with mixer tap, panel enclosed bath with thermostatic mixer shower and glazed screen.

**Front Garden**

Low maintenance, mainly stone paved, gated side access to rear garden.

**Rear Garden**

Newly landscaped throughout comprising resin bound patio area adjacent to rear of property, additional large rear composite decked patio area bordered by timber batten fencing to provide screening from neighbouring properties, outside tap and double power points.

**Converted Garage/ Garden Office**

Fully insulated, separate mains power, hard wired broadband, LED lighting, replacement upvc window & door.

