

# SINNOTT GREEN

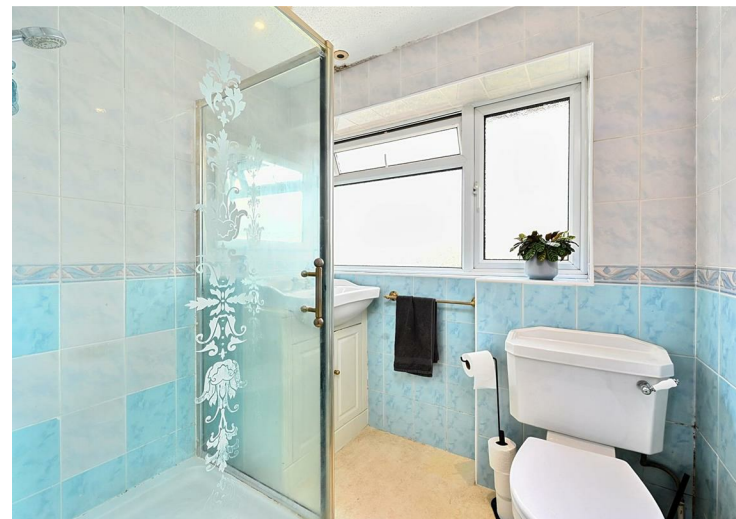
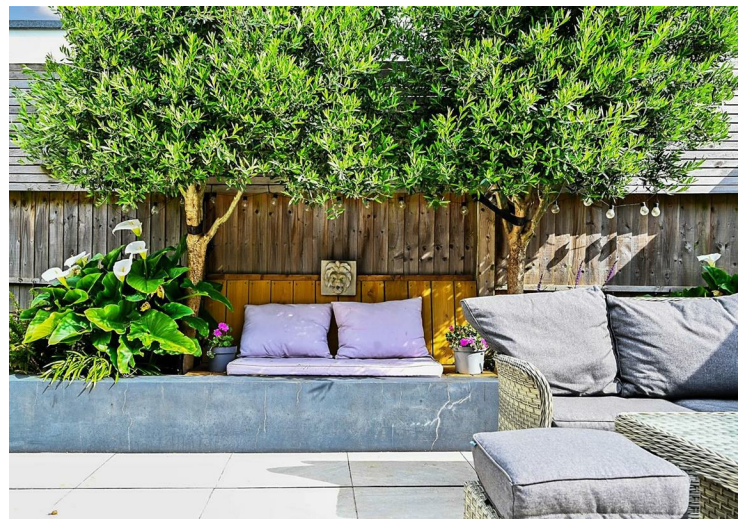
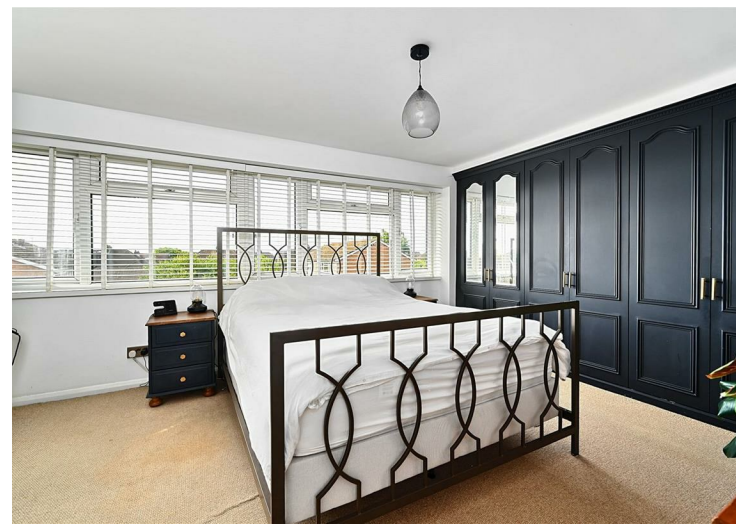
Sales & Lettings




**Rowan Close, Portslade, BN41 2PT**  
**£335,000 Freehold**



- Modern Style Terrace Home
- Close to Village High Street
- Chain Free
- Two Double Bedrooms
- Spacious Lounge
- Landscaped Rear Garden
- Driveway & Garage



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>		
(55-68) <b>D</b>	<b>70</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 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 modern style terrace home located in a popular cul de sac on the fringes of Portslade Old Village within a short stroll to the High street, local schools and bus routes. Internally the property offers spacious accommodation comprising two double bedrooms, shower room/WC, large lounge and fitted kitchen over looking the rear garden. Additional features include, double glazing, gas central heating. landscaped rear garden, driveway & garage. Chain free

Entrance Hall

Approached via double glazed front door, staircase to first floor, meter cupboard, retro style column radiator, wood effect laminate flooring, part glazed door to:

Lounge/Diner

Upvc double glazed window, wood effect laminate flooring, vertical panel radiator, door to:

Kitchen

Upvc double glazed widow over looking rear garden, deep under stairs storage cupboard with shelving, space & plumbing for appliances, radiator, fitted wall & base units with matching drawers, working surfaces with inset butler sink, part tiled walls, tiled flooring, space for cooker, extractor fan, upvc double glazed to rear garden.

First Floor Landing

Access to partly boarded roof space via loft hatch housing gas combi boiler, central heating & hot water controls, built in airing cupboard with slatted shelving, doors to:

Bedroom One

Upvc double glazed window, floor to ceiling fitted wardrobe range, built in storage cupboard, radiator.

Bedroom Two

Upvc double glazed window over looking rear garden, radiator.

Shower Room/WC

Upvc double glazed window with pattered glass, radiator, vinyl flooring, fully tiled walls, bathroom cabinet, glazed shower enclosure with thermostatic mixer unit, low level WC, wall mounted wash hand basin, bathroom mirror.

Front Garden

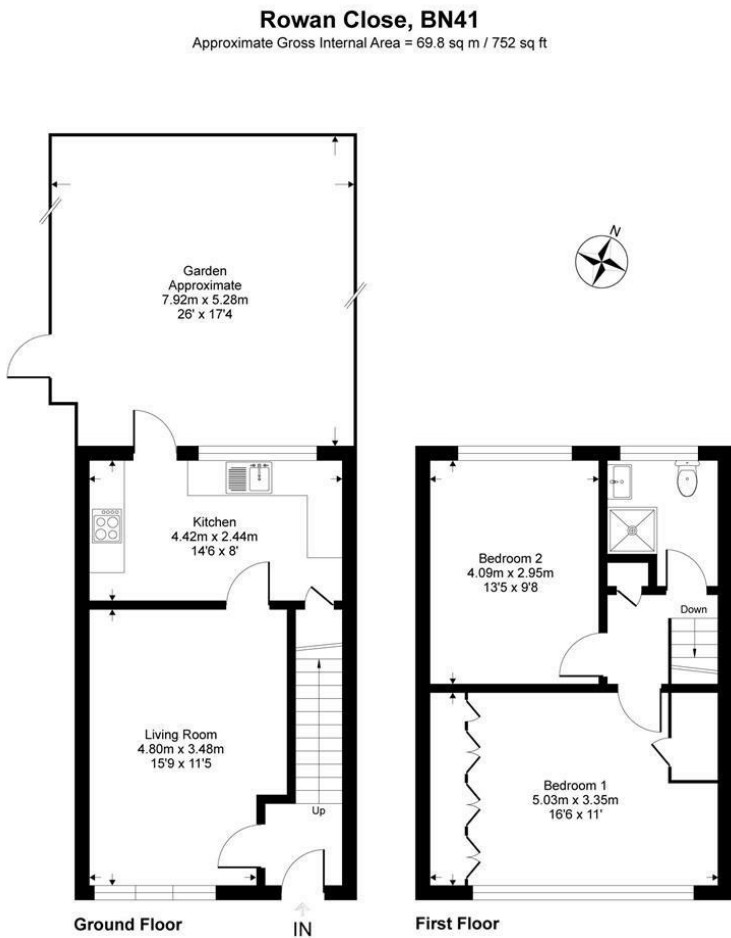
Landscaped low maintenance design areas of lawn, flower beds & patio.

Rear Garden

Low maintenance design, mainly porcelain tiled with seating area, outside lighting and raised flower beds, enclosed by timber panel fencing with gated side access

Garage

Approached via driveway providing off road parking, equipped with metal up & over door



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