

SINNOTT GREEN

Sales & Lettings



North Lane, Portslade, BN41 2HH
Offers In The Region Of £425,000 Freehold



- Detached Bungalow
- Two Double Bedrooms
- Loft Room
- Open Plan Living Space
- Bathroom & Shower Room
- Corner Plot Gardens
- Private Drive
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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This charming and spacious cottage style DETACHED BUNGALOW occupies a CORNER PLOT and offers flexible accommodation. TWO DOUBLE BEDROOMS + LOFT ROOM with fixed staircase, BATHROOM & SHOWER ROOM, open plan living space including 19ft x 13ft KITCHEN/DINING AREA, upvc double glazing, gas central heating, corner plot gardens, PRIVATE DRIVE, chain free, cavity wall insulation

COVERED PORCH

stable door to

ENTRANCE HALL

stairs to loft room, built in meter cupboard, laminate flooring

OPEN PLAN LIVING SPACE

KITCHEN/DINING AREA

19'2 x 13'2 (5.84m x 4.01m)

fitted with matching units and comprising of a Belfast sink unit, adjacent working surfaces with tiled surrounds, a range of base and eye level units, INSET FOUR RING GAS HOB, CONCEALED EXTRACTOR HOOD OVER, TWO BUILT IN ELECTRIC OVENS, EACH WITH A GRILL, BUILT IN MICROWAVE, space and plumbing for washing machine and dishwasher, further built in shelved cupboard with recessed shelving over, inset downlighters, power points with usb, laminate flooring, stable door

DINING AREA

feature open fire place with tiled hearth and wood mantel, ample space for a table, space for an American style fridge freezer, power points with usb, two upvc double glazed windows

LOUNGE

11'8 x 10'2 (3.56m x 3.10m)

underfloor heating, dual aspect, three upvc double glazed windows and sliding upvc double glazed patio doors to the garden

UTILITY ROOM

laminate flooring, underfloor heating, upvc double glazed window, door to

SHOWER ROOM

comprising of a corner shower cubicle with an electric shower unit, wash hand basin with cupboard under and tiled splashback, laminate flooring, underfloor heating, inset downlighters, extractor fan, frosted upvc double glazed window

BEDROOM ONE

12'9 x 10'9 (3.89m x 3.28m)

radiator, dimmer switch, upvc double glazed window

BEDROOM TWO

10'3 x 9'7 (3.12m x 2.92m)

radiator, dimmer switch, upvc double glazed window

LOFT ROOM

17' x 8'3 (5.18m x 2.51m)

via a fixed, open tread staircase, built in eaves cupboards, velux window

BATHROOM

a white suite comprising of a panelled bath with corner mounted taps and an overhead electric shower, pedestal wash hand basin, mirrored cupboard housing gas fired boiler and further storage space, tiled walls, radiator, laminate flooring, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, tiled walls, frosted upvc double glazed window

CORNER PLOT GARDEN

gardens to the side and rear, with decking adjacent to the property, further raised area of decking, paved patio, area of lawn, screened by panel fencing, two side access gated, one each side

FRONT GARDEN

flower and shrub beds, tress and shrubs. NB: potential here to extend the private drive

PRIVATE DRIVE

providing off road parking for at least one vehicle

GARAGE

up and over door, needs some updating - potential for Annexe etc. access via a shared drive

THE LOCATION

in a popular residential no through road, with local shops and amenities in nearby Valley Road, close to local schools 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

