

# SINNOTT GREEN

Sales & Lettings



**Rowan Close, Portslade, BN41 2PT**  
**£375,000 Freehold**



- Family Home
- Side & Rear Extensions
- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Great size Gardens
- Private Drive
- Needs Updating



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>72</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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This EXTENDED FAMILY HOME offers spacious and flexible accommodation and is located in a sought after cul de sac. THREE BEDROOMS, 17 ft lounge, dining room, KITCHEN/BREAKFAST ROOM, ADDITIONAL SIDE EXTENSION WITH ANNEXE POTENTIAL, bathroom, good size gardens, PRIVATE DRIVE, needs some updating

**ENTRANCE HALL**

via a frosted upvc double glazed front door, stairs to the first floor, radiator, engineered wood flooring

**KITCHEN BREAKFAST ROOM**

11'9 x 10'2 (3.58m x 3.10m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker and fridge, space and plumbing for washing machine and dishwasher, space for table, radiator, tiled floor, upvc double glazed window, door to

**SIDE EXTENSION/ANNEXE**

11'2 x 7'2 & 8' x6' (3.40m x 2.18m & 2.44m x1.83m)

arranged as two rooms and with annexe potential, the front room 8' x 6' with radiator, upvc double glazed window, frosted upvc double glazed front door, the second room is larger, being 11'2 x 7'2 and suitable for a fourth bedroom or study etc. with radiator, upvc double glazed door to the dining room

**LOUNGE**

17' x 11'9 (5.18m x 3.58m)

fire place with inset electric fire, coving, dimmer switch, built in cupboard, two upvc double glazed windows, door to

**DINING ROOM**

13'7 x 11'6 (4.14m x 3.51m)

laminade flooring, radiator, coving, dual aspect double glazed windows, upvc double glazed door to the garden

**FIRST FLOOR LANDING**

built in airing cupboard housing gas fired combination boiler, loft access, doors to

**BEDROOM ONE**

12'5 x 10' (3.78m x 3.05m)

radiator, double glazed window

**BEDROOM TWO**

11'6 x 9'9 (3.51m x 2.97m)

radiator, coving, upvc double glazed window

**BEDROOM THREE**

10'4 x 8'8 (3.15m x 2.64m)

radiator, coving, upvc double glazed window

**BATHROOM**

a white suite comprising of a panelled bath with separate overhead electric shower and glass shower screen, pedestal wash hand basin, low level wc, part tiled walls, radiator, frosted double glazed window

**REAR GARDEN**

a great size, paved patio, area of lawn, flower and shrub beds, various tress and shrubs, garden shed, rear access leading to the Downs, side gate

**FRONT GARDEN**

mainly laid with shingle, flower and shrub beds, block paved pathway leading to the house

**PRIVATE DRIVE**

block paved

**THE LOCATION**

in a sought after cul de sac close to both Portslade Village Centre and the Downs 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

