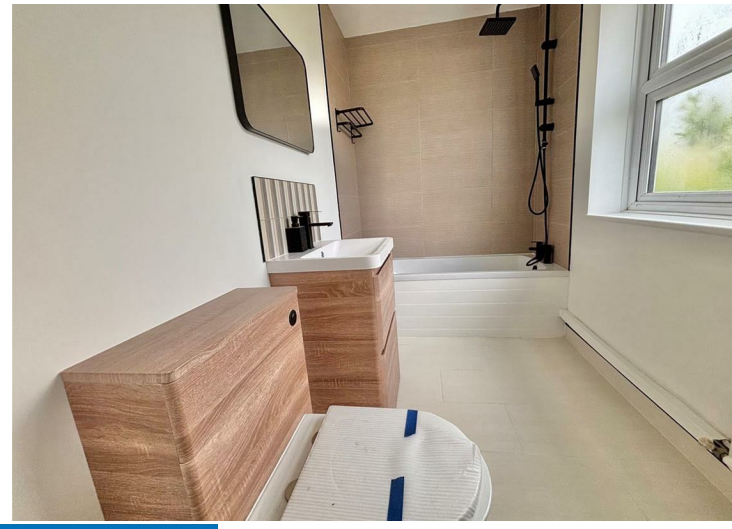


SINNOTT GREEN

Sales & Lettings



Foredown Road, Portslade, East Sussex BN41 2FZ
£515,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



- Renovated Family Home
- Three Bedrooms
- Kitchen & Dining Room
- Loft Room
- Re Fitted Bathroom
- Large West Aspect Garden
- Ample Off Road Parking
- Chain Free

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
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A recently refurbished and much improved older style semi detached family home which offers well presented spacious accommodation laid over three floor including a large west aspect rear garden that extends in excess of 100ft. Additional features include, THREE DOUBLE BEDROOMS, separate dining room, 25 FT X 15 FT LIVING ROOM, fitted kitchen, RE FITTED BATHROOM, 14 FT LOFT ROOM VIA A FIXED STAIRCASE, PRIVATE DRIVE WITH SPACE FOR UP TO FOUR VEHICLES. The Improvements, which have been carried out by the current vendors include, re- plastering, re-decorated throughout, re-rendered, newly laid flooring throughout, and a brand new bathroom. Additional features, upvc double glazing throughout and a modern Worcester gas boiler supplying the radiators. The property is also offered for sale CHAIN FREE

ENTRANCE HALL

via a frosted upvc double glazed front door, coving, glazed door to

LIVING ROOM

25'9 x 15'2 (7.85m x 4.62m)

feature fire place with an inset solid fuel burner, shelving fitted into two recesses, two radiators, stairs to the first floor, fitted cupboard, coving, exposed varnished floorboards, dual aspect upvc double glazed window and upvc double glazed bay window

DINING ROOM

14'4 x 9'5 (4.37m x 2.87m)

radiator, walk in storage cupboard, newly laid flooring, sliding upvc double glazed patio doors to the garden, doorway to

KITCHEN

14'4 x 5'3 (4.37m x 1.60m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FIVE RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, space and plumbing for a washing machine, space for a fridge freezer, wall mounted 'Worcester' gas boiler. radiator, inset downlighters, newly laid flooring, upvc double glazed window, upvc double glazed door to the garden

FIRST FLOOR LANDING

upvc double glazed window, fixed staircase to the Loft Room, newly laid carpet, doors to

BEDROOM ONE

15'2 x 11'3' (4.62m x 3.43m')

ornamental cast iron fire place, radiator, coving, newly laid carpet, dual aspect upvc double glazed windows

BEDROOM TWO

9'7 x 8'11 (2.92m x 2.72m)

radiator, newly laid carpet, coving, upvc double glazed window

BEDROOM THREE

10' x 9'1 (3.05m x 2.77m)

cast iron ornamental fire place, two fitted cupboards, coving, newly laid carpet, upvc double glazed window overlooking the garden

RE FITTED BATHROOM

10' x 5'8 (3.05m x 1.73m)

a brand new suite comprising of a panelled bath with mixer tap and shower attachment, wash hand basin with drawers under, low level wc, tiled floor, part tiled walls, radiator, fitted mirror, inset down lighters, frosted upvc double glazed window

LOFT ROOM

14'1 x 11'4 (4.29m x 3.45m)

via a fixed staircase, large velux window, eaves storage cupboards, newly laid carpet. NB now lapsed permission had been granted for the addition of a dormer and a staircase.

WEST FACING REAR GARDEN

100 ft apprx (30.48m ft apprx)

paved patio adjacent to the house, area of lawn, flower and shrub beds, well screened by trees and shrubs, side access

PRIVATE DRIVE

block paved, with space for up to four vehicles

THE LOCATION

Set back from the road with a secondary service road adjacent, local shops and amenities at the Burlington Parade, a 5-10 minute walk into Portslade Village Centre 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

