



SINNOTT GREEN

Sales & Lettings



Stonery Road, Portslade, East Sussex BN41 2PQ
Offers In Excess Of £280,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	61
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	48	57
EU Directive 2002/91/EC		



- Semi Detached
- Detached Garage
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Upvc Double Glazing
- Chain Free

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A well presented semi detached older style house located on fringes of Portslade Old Village. Features include detached garage, upvc double glazing, bright & airy double aspect lounge/diner with real wood flooring, modern kitchen & Bathroom. Chain Free.

Entrance Hall

Approached via part glazed wooden front door, staircase to first floor, under stairs storage cupboard housing meters, door to:

Lounge/Diner

A bright & airy double aspect room with space for dining table, equipped with upvc double glazing, wood flooring, fireplace, two radiators, picture rails, entrance to:

Modern Fitted Kitchen

Upvc double glazed window, fitted wood veneer wall & base units with drawers, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, granite effect working surfaces with inset stainless steel sink unit, integral five ring gas burner with adjacent oven & canopied extractor hood, Worcester Bosh gas combi boiler, upvc double glazed side door.

First Floor Landing

Upvc double glazed window, access to roof space via loft hatch, door to:

Bedroom One

Upvc double glazed windows, stripped wood floorboards, radiator, built in wardrobe cupboard.

Bedroom Two

Upvc double glazed window over looking rear garden, radiator, stripped wood floorboards, airing cupboard.

Modern Bathroom

Upvc double glazed window with frosted patterned glass, tiled flooring, heated towel rail, white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with central mixer tap, thermostatic mixer shower with glazed screen.

Outside

Front Garden

Mainly laid to lawn, side access path with front gate, bordered by hedgerow.

Rear Garden

Small patio area adjacent to rear of kitchen, remainder of garden laid to lawn, rear access gate to garage.

Detached Garage

Situated to rear of garden, approached via private service road, equipped with metal up & over door.

Location

Ideally situated on the fringes of Portslade Old Village just off the Mile Oak Road which provides a comprehensive bus route to the city centre & station. Local shops for day to day can be found within walking distance at Valley Road and the High Street.

