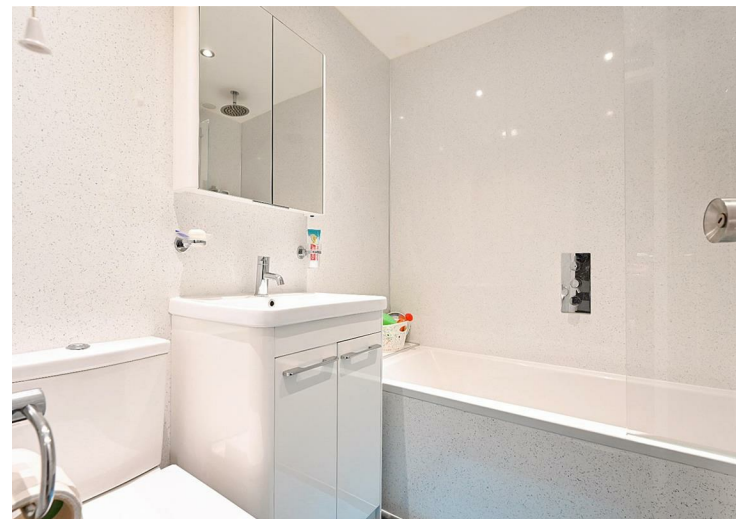


SINNOTT GREEN

Sales &
Lettings



Hillcroft, Portslade, Sussex BN41 2QD
£480,000



- Extended Family Home
- Four Bedrooms
- 24'9 Lounge
- 15' x 12' Dining Room
- Modern Kitchen
- Bathroom
- Two Shower Rooms
- Garage & Private Drive

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

Hove Office
1 Boundary Road, Hove, East Sussex BN3 4EH
Tel: 01273 424 358 Email: hove@sinnottgreen.com

www.sinnottgreen.com

This unique extended home offers spacious and flexible living and nestles in the corner of a cul de sac adjoining open fields. FOUR BEDROOMS, 24'9 LOUNGE, 15' x 12' DINING ROOM, modern fitted kitchen, BATHROOM & TWO SHOWER ROOMS, garden on two sides, GARAGE & PRIVATE DRIVE

ENCLOSED PORCH

triple aspect upvc double glazed widows, upvc double glazed door and frosted upvc double glazed door

DINING ROOM

15'7 x 12'3 (4.75m x 3.73m)

ceramic tiled floor, double radiator, coving, stairs to the first floor, double doors to

KITCHEN

12'2 x 9' (3.71m x 2.74m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surround, ample range of base and eye level units, INSET FOUR RING GAS HOB with FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC DOUBLE OVEN, BUILT IN MICROWAVE, INTEGRATED DISH WASHER, space and plumbing for washing machine, space for american style fridge freezer, coving, ceramic tiled floor, upvc double glazed window, upvc double glazed door to

HALLWAY

sliding upvc double glazed doors to the garden, do to

BEDROOM TWO

12' x 10'9 (3.66m x 3.28m)

radiator, coving upvc double glazed window

MASTER BEDROOM

13'4 x 11' (4.06m x 3.35m)

radiator, coving, walk in cupboard housing gas fired boiler, dual aspect upvc double glazed windows and upvc double glazed door to the garden,

ENSUITE

comprising of a shower cubicle, pedestal wash hand basin, low level wc, ceramic tiled floor, coving, electric extractor fan

FIRST FLOOR LANDING

radiator, loft access, doors to

LOUNGE

24'9 x 10'9 (7.54m x 3.28m)

two radiators, dual aspect, large upvc double glazed windows with a panoramic view across an open field,

BEDROOM THREE

12'4 x 10' (3.76m x 3.05m)

airing cupboard housing a factory lagged tank, upvc double glazed window

BATHROOM

a contemporary white suite comprising of a panelled bath with separate overhead shower, wash hand basin set in vanity unit with cupboard under, low level wc, electric extractor fan, inset down lighters, ladder style heated towel rail

BEDROOM FOUR

9'5 x 6'1 (2.87m x 1.85m)

upvc double glazed window

SHOWER ROOM

comprising of a corner shower cubicle with sliding glass doors, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, tiled floor, frosted upvc double glazed window

WALLED REAR GARDEN

laid with artificial grass, raised flower and shrub beds, adjoins and open field,

SIDE GARDEN

block paved, adjoins an open field

PRIVATE DRIVE

block paved with space for 2/3 vehicles

DETACHED GARAGE

15'5 x 10' (4.70m x 3.05m)

up and over door, power and light, side door to the garden

THE LOCATION

in the corner of a cul de sac that adjoins open fields, around 1/2 mile from 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

