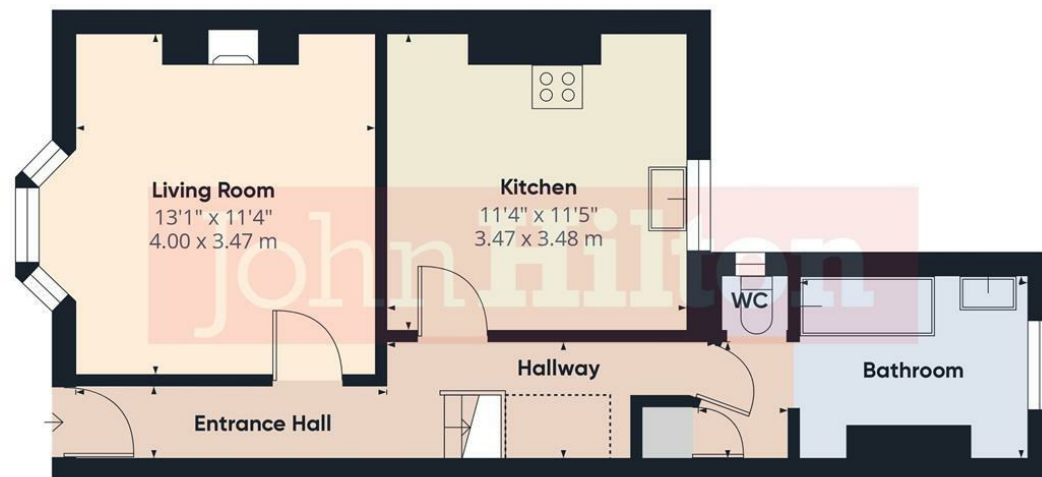


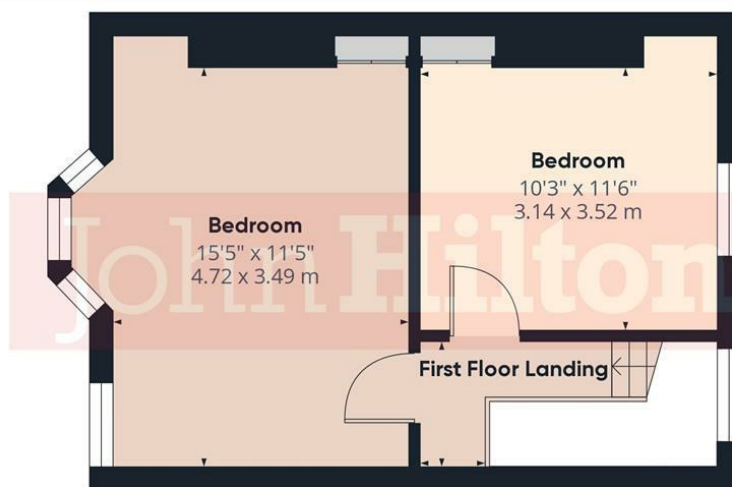
# JohnHilton

# JohnHilton

Est 1972



Ground Floor



Floor 1

Total Area Approx 792.43 sq ft



Maisonette, 17 Sheldale Road, Portslade, BN41 1LE

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

## £320,000

## Leasehold - Share of Freehold

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## Maisonette 17 Sheldale Road Portslade BN41 1LE

John Hilton's are delighted to offer this two-bedroom maisonette in Portslade, being sold with NO ONWARD CHAIN and SHARE OF FREEHOLD with a long 999-year lease.

The entrance hall with decorative ceiling coving leads into the south-facing living room, currently used as a bedroom, with a double glazed bay window. The modern kitchen is presented in good order with matching eye and base level cupboards, marble-effect work surfaces with space and plumbing for a washing machine and space for freestanding oven and fridge-freezer, and the bathroom to the rear of the ground floor comprises a panel-enclosed bath with shower mixer tap, pedestal wash basin and low-level WC.

On the first floor you have two good sized double bedrooms, the main bedroom currently being used as the living room, and access to the loft space which has potential for conversion (subject to usual consents).

Sheldale Road is within walking distance of Portslade and Fishergate train stations, Victoria Park, Vale Park, local shops, junior schools and the seafront, with excellent bus links into Brighton city centre, Royal Sussex County Hospital and Brighton Marina via the number 1 and 1X.

This property would suit a buy to let investor looking to expand their portfolio or first-time buyer looking to purchase their first home. Viewing is highly advised.



- NO ONWARD CHAIN
- Share of Freehold
- 999-Year Lease
- Ground & First Floor Maisonette
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing Throughout
- Proximity to Local Schools
- Excellent Transport Links
- Walking Distance to Seafront

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	73	80
	EU Directive 2002/91/EC	

Council Tax Band: **B**