



**Windlesham Close, Portslade, East Sussex BN41 2AB**  
**£175,000 Leasehold**



- **Purpose Built Flat**
- **Close To Portslade Village & Easthill Park**
- **Double Bedroom**
- **Kitchen**
- **Bathroom**
- **Balcony**
- **Requires Comprehensive Refurbishment**
- **Chain Free**

A spacious purpose built flat that NEEDS COMPREHENSIVE REFURBISHMENT, lounge, DOUBLE BEDROOM, kitchen, Bathroom, double glazing, WEST FACING BALCONY, improvements required include kitchen, bathroom, flooring and redecoration. chain free,

### COMMUNAL ENTRANCE

stairs to the first floor, Front door to

### ENTRANCE HALL

Walk - in cupboard that could be used as a small office

### LOUNGE

12'4 x 10'7 (3.76m x 3.23m)

radiator, upvc double glazed window, upvc double glazed door to

### WEST FACING BALCONY

with views towards allotments

### KITCHEN

13'7 x 6'9 (4.14m x 2.06m)

has a range of units that need replacing, wall mounted gas combination boiler, upvc double glazed window

### DOUBLE BEDROOM

13'1 x 6'9 (3.99m x 2.06m)

radiator, upvc double glazed window

### BATHROOM

comprising of a panelled bath, pedestal wash hand basin and low level wc that need replacing, radiator, frosted upvc double glazed window

### THE LOCATION

located in Portslade Village, close to the 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

Lease, Ground Rent and Maintenance to be confirmed.

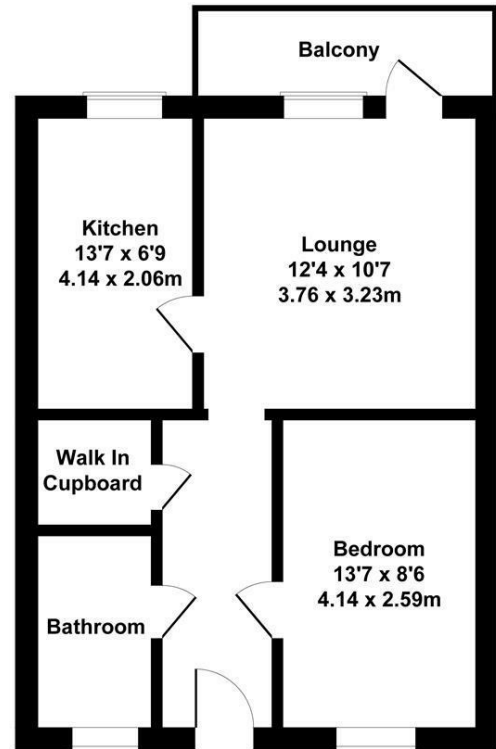
Council Tax Band A

LEASE: aprx 90 years unexpired

Maintenance and ground rent to be confirmed

## Copperas Gap, Portslade

Approximate Gross Internal Area  
520 sq ft - 48 sq m

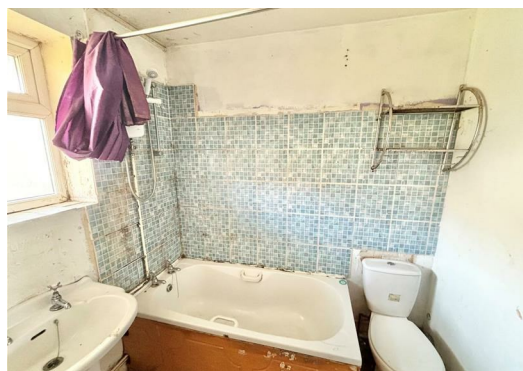


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



#### Portslade Office

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