

**Victoria Road, Portslade, East Sussex BN41 1XX**  
**£295,000 Leasehold**



- Immaculate Ground Floor Apartment
- Residents Parking
- Adjacent To Portslade Station & Main Town
- Remainder of 999 Year Lease
- Spacious Accommodation
- Two Double Bedrooms
- Refurbished Throughout

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	76	78
	EU Directive 2002/91/EC	

Immaculate purpose built ground floor apartment located adjacent to Portslade station and town centre with residents parking and remainder of 999 year lease. Additional features include, two double bedrooms, large lounge, replacement gas combi boiler, re fitted modern kitchen & bathroom, Upvc double glazing, communal gardens, refurbished throughout.

**Entrance Hall**

Approached via Upvc double glazed front door, wood effect laminate flooring, hive digital heating controls & timer, storage cupboards, electric meter cupboard, Internal doors to:

**Living Room**

Upvc double glazed window, wood effect laminate flooring, radiator.

**Re Fitted Kitchen**

Upvc double glazed window, re fitted high gloss wall & base units with matching drawers, wood effect laminate flooring, ample working surfaces with inset stainless steel sink unit, part tiled walls, radiator, space & plumbing for washing machine, wall mounted replacement gas combi boiler, recessed storage space with shelving, Zanussi hob with matching fan assisted oven & grill.

**Bedroom One**

Upvc double glazed window, wood effect laminate flooring, radiator, broadband/telephone point,

**Bedroom Two**

Upvc double glazed window, wood effect laminate flooring, radiator.

**Re Fitted Bathroom**

Upvc double glazed window with patterned glass, tiled flooring, radiator, part tiled walls, low level WC, wall mounted wash hand basin, fitted bathroom shelves & cabinet, panel enclosed bath, replacement Mira thermostatic mixer shower with adjacent glazed screen.

**Communal Gardens & Residents Parking**

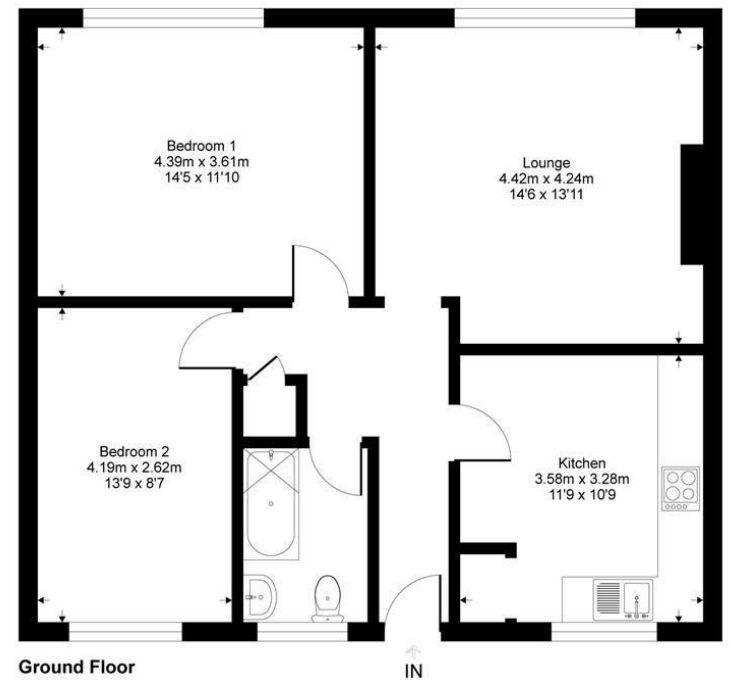
Residents parking bays, communal gardens to side & front of block.

**Lease & Service Charge**

We are led to believe in good faith from the sellers the remaining balance of the lease is 999 years from 1960 and half yearly service charge currently at £675. Ground Rent TBA



**Victoria Court, BN41**  
Approximate Gross Internal Area = 72 sq m / 770 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green