



**Laylands Road, Portslade, West Sussex BN41 1PU**  
**Guide Price £200,000 Leasehold**



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>	72	75
(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>	EU Directive 2002/91/EC	

- Second Floor Apartment
- Two Double Bedrooms
- Large Lounge With Dining Area
- Kitchen & Utility Room
- Shower Room/WC
- Requires Modernisation Throughout
- Communal Gardens
- Chain Free



Spacious purpose built top floor (second) apartment located on the borders of Portslade & Southwick close to main coast road & Fishersgate station. Internally the property requires modernisation & Improvement. Features Include two double bedrooms, large living room with dining area, fitted kitchen with adjacent separate utility room, shower room & separate WC. Externally the property enjoys use of the well maintained communal gardens and a lockable store cupboard. Chain Free.

**Communal Entrance**

Approached via security entrance door, staircase to all floors, lockable store cupboard.

**Entrance Hall**

Radiator, electric meter cupboard, open arched walk through to:

**Lounge/Dining Room**

Two Upvc double glazed windows over looking communal gardens, wall mounted heating thermostat, radiator, feature fireplace doors to:

**Fitted Kitchen**

Upvc double glazed window, fitted wall & base units with matching drawers, work surfaces with inset stainless steel sink unit, space for gas cooker, extractor hood, pantry cupboard, wall mounted gas combi boiler, door to:

**Utility Room**

Upvc double glazed window, space & plumbing for washing machine, fitted shelving, door to communal hallway.

**Bedroom One**

Upvc double glazed window over looking communal gardens, radiator.

**Bedroom Two**

Upvc double glazed window, radiator.

**Sep WC**

Upvc double glazed window with patterned glass, fully tiled walls & flooring, low level WC

**Shower Room**

Upvc double glazed window with patterned glass, fully tiled walls & flooring, vanity hash hand basin, fitted bathroom mirror, tiled shower enclosure with glazed sliding doors & thermostatic mixer shower

**Communal Gardens**

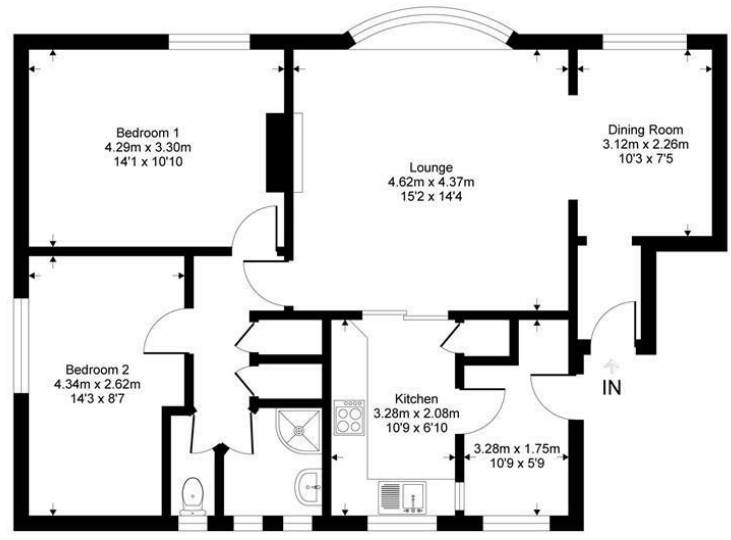
Well maintained gardens, mainly laid to laid to lawn with seating areas and communal washing lines.

**Lease & Service Charge**

We are led to believe In good faith from the sellers that the unexpired balance of the lease Is approx 90 years. Annual service charge Including ground rent for 2024/25 £852.



**Laylands Court, BN41**  
Approximate Gross Internal Area = 81 sq m / 874 sq ft



Second Floor

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