

SINNOTT GREEN

Sales &
Lettings



Prince Charles Close, Southwick, West Sussex BN42 4PT £240,000 Leasehold

- Purpose Built Flat
- Two Double Bedrooms
- Lounge
- Modern Kitchen & Bathroom
- Utility Room
- Chain Free
- Sea Views



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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
www.sinnottgreen.com

This SPACIOUS PURPOSE BUILT FLAT is well presented and has super sea views. TWO DOUBLE BEDROOMS, lounge, MODERN KITCHEN & BATHROOM, separate wc, UTILITY ROOM, upvc double glazing, gas central heating, CHAIN FREE

Communal entrance, stairs to the second floor, Front door to

ENTRANCE HALL

intercom, radiator, coving, laminate flooring, built in coats hanging and meter cupboard

LOUNGE

20'6 x 11'2 (6.25m x 3.40m)

radiator, laminate flooring, coving, tv aerial point, dual aspect upvc double glazed windows with sea views and views towards the Downs

KITCHEN

11'1 x 7'5 (3.38m x 2.26m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, adjacent working surfaces with tiled surrounds, space for cooker and fridge freezer, laminate flooring, radiator, coving, upvc double glazed window with sea views

UTILITY ROOM

6'6 x 5'8 (1.98m x 1.73m)

space and plumbing for washing machine, space for tumble dryer, further appliance space, fitted shelving, coving

BEDROOM ONE

15'3 x 9'8 (4.65m x 2.95m)

radiator, coving, upvc double glazed windows with sea views and views towards the Downs

BEDROOM TWO

15'3 x 8'9 (4.65m x 2.67m)

radiator, coving, upvc double glazed windows with sea views and views towards the Downs

BATHROOM

a white suite comprising of a panelled bath with mixer tap and separate overhead electric shower, wash hand basin with cupboards under and adjacent cupboards, radiator, part tiled walls, laminate flooring, frosted upvc double glazed window

COMMUNAL GROUNDS

THE LOCATION

in a quiet residential area close to both Windmill Parade and 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 both Southwick and Portslade Town centre's and mainline railway stations and Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive.

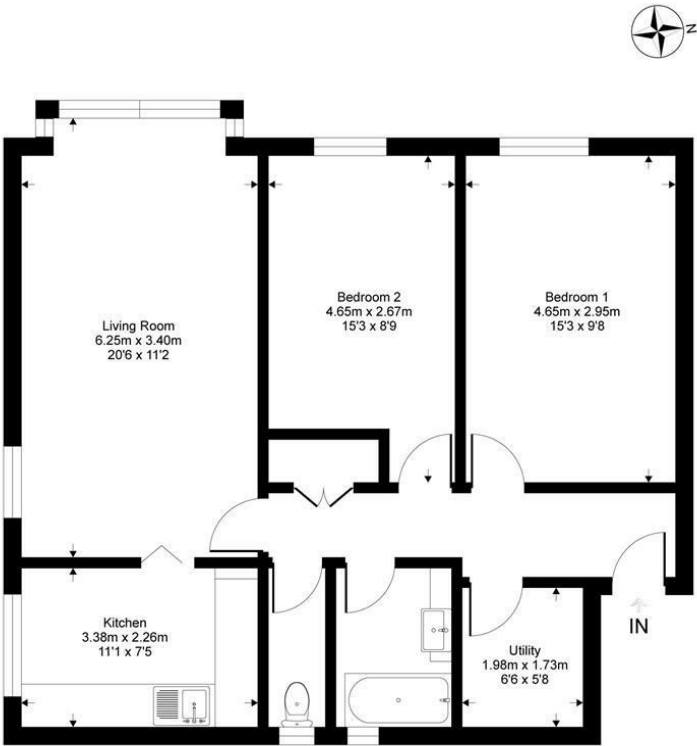
LEASE & SERVICE CHARGE

125 year lease with 82 years unexpired. The owners have priced the property to allow for a lease extension at the convenience of the new owner.

Annual service charge approx £595.00 April 2025 - April 2026 including £10 per annum ground rent



Birch Court, BN42
Approximate Gross Internal Area = 74.5 sq m / 802 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 mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green