

SINNOTT GREEN

Sales &
Lettings



Old Shoreham Road, Hove, BN3 7EG
£275,000 Leasehold - Share of Freehold

- Top Floor Conversion
- Two Bedrooms
- Lounge
- Modern Kitchen & Bathroom
- Gas Central Heating
- Parking Space
- Chain Free
- Long Lease & share of Freehold



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	76	78
	EU Directive 2002/91/EC	

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The top floor conversion flat is very well presented and is offered with no chain. TWO BEDROOMS, lounge, modern bathroom, MODERN KITCHEN WITH APPLIANCES, gas central heating, close to local shops and amenities including Aldrington Mainline Station, PRIVATE PARKING SPACE

COMMUNAL ENTRANCE

stairs to the first floor, entry phone, front door to

ENTRANCE HALL

storage space, stairs to the second floor,

SECOND FLOOR ENTRANCE HALL

entry phone, door to

LOUNGE

11'8 x 10'5 (3.56m x 3.18m)

radiator, cable tv point, inset downlighters, upvc double glazed window with views over Hove and towards the sea

INNER HALLWAY

built in storage cupboard and drawers, door to

KITCHEN

9'9 x 5'9 (2.97m x 1.75m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces, base units, INSET FOUR RING INDUCTION HOB, BUILT IN ELECTRIC OVEN, space and plumbing for washing machine, breakfast bar, wall mounted gas fired boiler, two velux windows, inset dowlighters

BATHROOM

a white suite comprising of a bath/shower with mixer tap and shower attachment, contemporary wash hand basin with cupboard under, low level wc, radiator, laminate flooring, inset down lighters, velux window

BEDROOM ONE

11 x 10'5 (3.35m x 3.18m)

radiator, eaves storage, inset down lighters, three velux windows

BEDROOM TWO

7'7 x 6'8 (2.31m x 2.03m)

radiator, inset down lighters, two velux windows,

PRIVATE PARKING SPACE

adjacent to the property at the rear

THE LOCATION

the property is well located, close to local shops and within a short distance of Aldrington Mainline Railway Station. The Old Shoreham Road provides easy access to the A27 and Brighton, whilst there are are regular buses to Hove, Brighton and beyond.

The property comes with a share of the Freehold and a new 999 year lease.

There is a peppercorn rent and the a shared maintenance split equally between the three flats.

