

# Portslade Office

35 South Street, Portslade, East Sussex BN41 2LE Tel: 01273 430 880 Email: portslade@sinnottgreen.com www.sinnottgreen.com

# SINNOTT GREEN





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

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

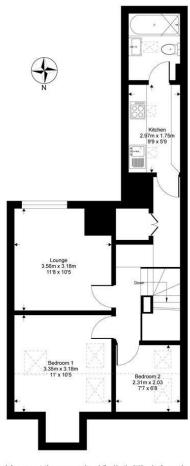
the property is well located, close to local shops and within a short distance of Aldrington Mainline Railway Station. The Old Shoreham Road provides easy access to the A27 and Brighton, whilst there are regular buses to Hove, Brighton and beyond.

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.



Old Shoreham Road
Approximate Gross Internal Area = 41 sq m / 442 sq f



This floorplan is for representation purposes only as defined by the RICS code of measuring practice an 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