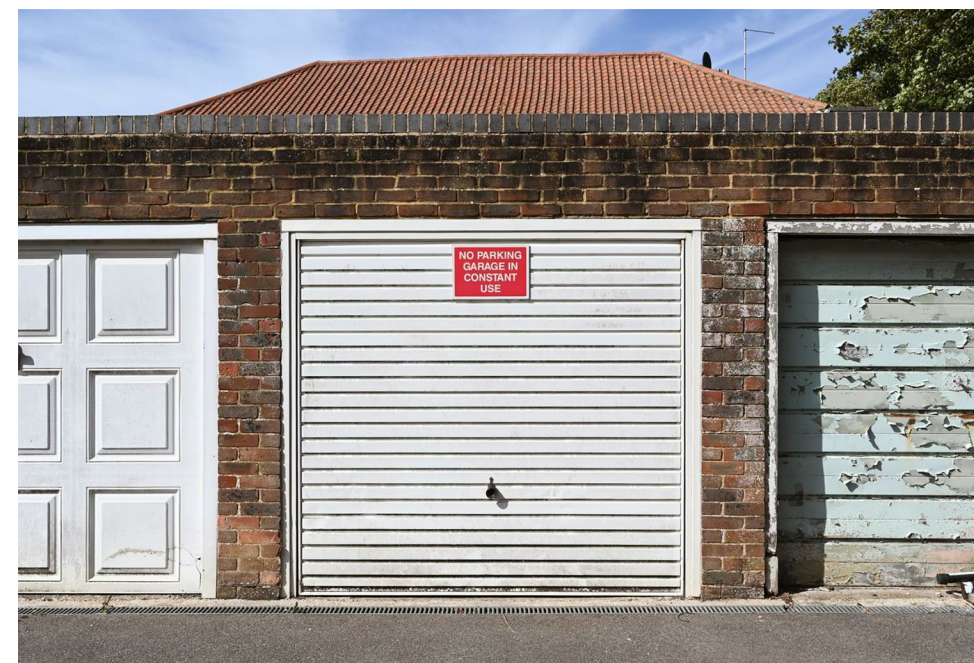


SINNOTT GREEN

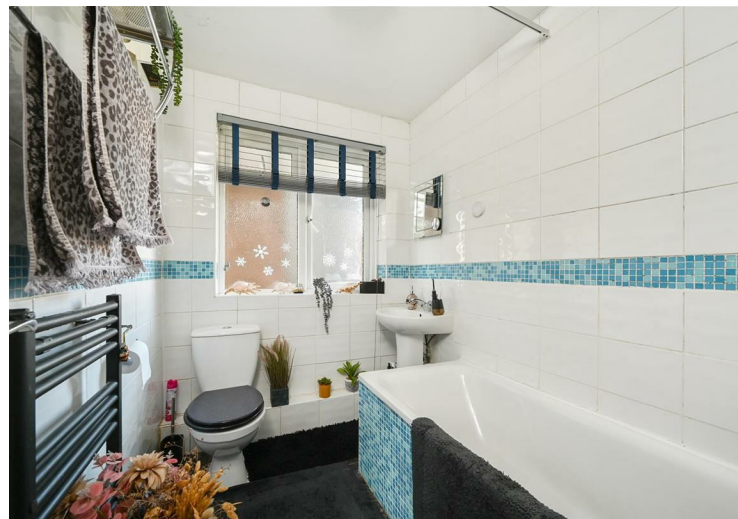
Sales &
Lettings



Victoria Road, Portslade, East Sussex BN41 1XX £285,000 Leasehold



- Large Ground Floor Flat
- Portslade Town Centre Location
- Residents Parking & Garage
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Remainder of 999 Year Lease
- Short Stroll to Portslade Station
- Garden Communal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(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

Well presented and spacious purpose built ground floor apartment located adjacent to Portslade station and town centre with residents parking and garage. Features Include, two double bedrooms, large lounge, modern kitchen & bathroom, Upvc double glazing, communal gardens, gas central heating and remainder of 999 year lease.

Entrance Hall

Approached by private upvc double glazed front door, radiator, meter cupboard, central heating thermostat, built in deep storage cupboard, doors to:

Lounge

Large upvc double glazed window over looking communal gardens, radiator, gas fire with marble surround.

Kitchen

Upvc double glazed window, modern fitted wall & base units with matching drawers, radiator, space & plumbing for appliances, tiled flooring, Worcester gas combi boiler, space for range cooker, extractor hood, ample working surfaces with inset sink unit bordered by part tiled walls.

Bedroom One

Large upvc double glazed window over looking communal gardens, radiator, fitted wardrobes range and storage.

Bedroom Two

Upvc double glazed window, radiator.

Bathroom

Upvc double glazed window with pattered glass, fully tiled walls & flooring, heated towel rail, low level WC, pedestal wash basin, panel enclosed bath with electric thermostatic mixer shower.

Outside

Communal gardens, large lockable storage cupboard.

Residents Parking & Garage

Residents parking bays, adjacent single garage with up & over metal door.

Lease & Service Charge

We are led to believe in good faith from the sellers that the balance of the lease is approx 940 years unexpired. Annual service charge £1350. Ground Rent TBA

