

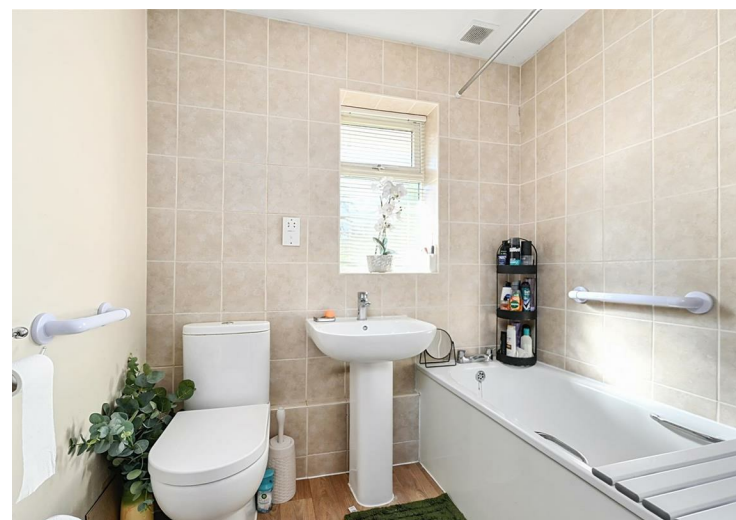
SINNOTT GREEN

Sales & Lettings



Valley Road, Portslade, BN41 2TH
£250,000 Leasehold

- Purpose Built Flat
- Two Double Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Private Drive
- Own Garden



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	63	75
EU Directive 2002/91/EC		

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A spacious first floor PURPOSE BUILT GARDEN FLAT in great location. TWO DOUBLE BEDROOMS, lounge/dining room, fitted kitchen, modern bathroom, PRIVATE DRIVE WITH SPACE FOR SEVERAL VEHICLES, OWN GARDEN, close to local amenities

VESTIBULE

via own front door, stairs to the first floor

ENTRANCE HALL

louvre door storage cupboard, storage heater, door to

LOUNGE/DINING ROOM

17'7 x 14'4 (5.36m x 4.37m)

fire place with wood surround and an inset gas real flame fire, storage heater, cupboard fitted in to the recess, coving, two upvc double glazed windows

KITCHEN

9'7 x 9'4 (2.92m x 2.84m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN AND GRILL, space for fridge and freezer, space and plumbing for washing machine, laminate flooring, dual aspect upvc double glazed windows,

BEDROOM ONE

13' x 10'9 (3.96m x 3.28m)

fitted wardrobes with additional shelving and four sliding doors, airing cupboard housing lagged tank and linen shelves, upvc double glazed window

BEDROOM TWO

12'8 x 9'6 (3.86m x 2.90m)

storage heater, upvc double glazed window

BATHROOM

a white suite comprising of a panelled bath with mixer tap and separate overhead shower, pedestal wash hand basin, low level wc, laminate flooring, tiled walls, frosted upvc double glazed window

PRIVATE REAR GARDEN

mainly laid to lawn, flower and shrub beds, garden shed

PRIVATE DRIVE

providing off road parking for several vehicles

THE LOCATION

close to local shops and amenities and within 1/2 mile of 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 Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Lease 125 years from 1991. Apprx 91 years unexpired

Maintenance 2025/2026: £422.61

Ground Rent: £10 per annum

Lease & Service Charge

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Maintenance 2025/2026: £422.61

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