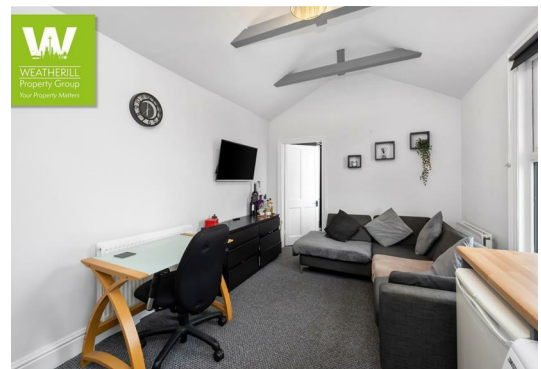
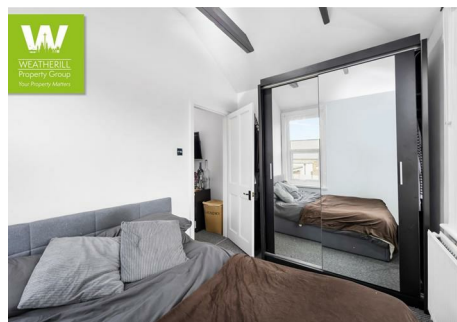
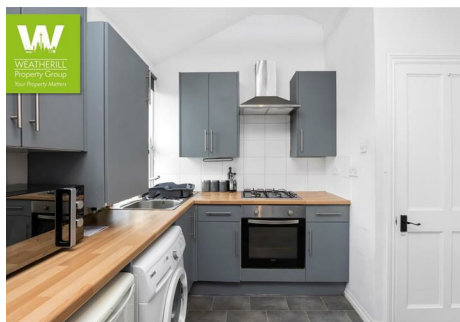
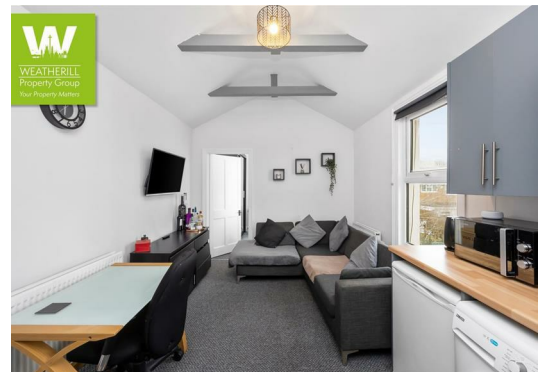




## 194c Old Shoreham Road Portslade BN41 1UB

We are pleased to present a good size and well laid out second floor flat, OFFERED FOR SALE WITH NO ONWARD CHAIN, having OPEN PLAN LIVING and being an IDEAL FIRST TIME BUYER or BUY TO LET, located opposite Victoria Park and Close to Portslade Station.



**Offers In The Region Of £150,000 Leasehold**



## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

The property accommodation briefly comprises: A DOUBLE BEDROOM, A MODERN BATHROOM WITH A WHITE SUITE, A GOOD SIZED OPEN PLAN KITCHEN AND LIVING SPACE.

Whilst the property does not have any form of outside space, it is located DIRECTLY OPPOSITE VICTORIA PARK which more than makes up for it. The flat is also LOCATED CLOSE TO PORTSLADE STATION, local shops in Boundary Road and is an IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY.

- SIGNIFICANTLY REDUCED.....IDEAL FIRST TIME BUY OR BUY TO LET....
- OPEN PLAN LIVING SPACE & KITCHEN
- FANTASTIC BATHROOM WITH WHITE SUITE
- OFFERED FOR SALE WITH NO ONWARD CHAIN, THEREFORE A PROMPT SALE REQUIRED

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Floor plans

