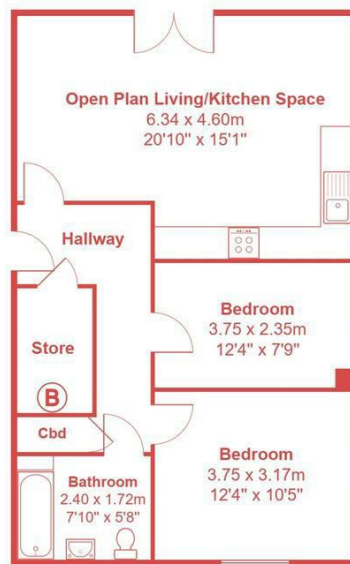




- **Guide Price £260,000 - £270,000**
- **Long Lease**
- **First Floor Apartment With No Neighbours Above**
- **Open Plan Kitchen/Living Room**
- **Fantastic Storage**
- **Close To Portslade Station**
- **Communal Roof Terrace**
- **In Great Condition**
- **Two Double Bedrooms**

Carlton Terrace, Portslade, Brighton

Price: £260,000 Leasehold



Total Area: 65.3 m² ... 703 ft²

All measurements are approximate and for display purposes only



Guide Price £260,000 - £270,000

Cox & Co are pleased to bring this spacious two-bedroom purpose-built first-floor apartment to the market.

The property is ideally located on Carlton Terrace, at the top of Boundary Road, which has a fantastic range of independent retailers, coffee shops and restaurants. Portslade mainline railway station is only a couple of hundred yards away and has direct services to both Brighton and London city centres.

The flat itself is very well-proportioned with fantastic storage. Upon entering the property, you have a large hallway with two large storage cupboards. There is also a loft space with no neighbours above the flat, creating a peaceful and quiet atmosphere.

The open plan kitchen and lounge is on the right which is a great size. It also has access to the communal roof terrace through double glazed French doors. The communal roof terrace is a great size and with the South facing aspect creating a sun trap for the residents at Ronuk House.

Towards the rear of the apartment you will find two well proportioned bedrooms and a family bathroom with a w/c and shower over bath.

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		43	43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

