



- Share Of Freehold
- Boiler Installed Three Years Ago
- Double Aspect Living Room
- Private Entrance
- Close To Portslade Station
- Ground Floor Garden Flat
- Two Bedrooms
- Great Location
- Shared Garage (Currently Rented Out Shared With Co Freeholder)
- Close To Boundary Road

## Norway Street, Portslade, Brighton

Price: £250,000 Share of Freehold



Total Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Tucked away in a charming residential spot, this delightful ground-floor garden flat offers a warm welcome from the moment you arrive. Accessed via a convenient side gate, you're greeted by an attractive east-facing patio garden — the perfect place to enjoy morning sunshine, a quiet coffee, or a touch of greenery right at your doorstep.

Stepping inside, the property opens into a well-presented kitchen, setting a homely tone as you move through the apartment. Towards the rear, you'll find two bedrooms: a comfortable double bedroom and a versatile single room ideal as a home office or guest space.

At the very back of the flat sits a lovely dual-aspect lounge. Filled with natural light and offering a calm outlook, it provides an inviting retreat for relaxing or entertaining. Off the hallway, the accommodation is completed by a modern shower room and a separate W/C.

The property comes with a share of freehold and a generous 117-year lease, offering peace of mind for years to come. The service charge is arranged on an ad-hoc basis and split with the co-freeholder, keeping ongoing costs flexible and manageable.

A standout bonus is the shared garage, jointly owned with the co-freeholder. Currently rented out, the income generated is used to offset building insurance costs — providing an approximate saving of £720 per year.

This home enjoys an excellent position within easy reach of Portslade mainline station, making it perfect for commuters. The surrounding area offers a vibrant mix of shops, cafes, and parks, while several well-regarded schools are conveniently located nearby, making school runs quick and easy. The beach is just a short distance away, offering plenty of opportunities for seaside leisure, and excellent transport links provide easy access to the city and beyond.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 60                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 28      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |