



Vale Road

Brighton BN41 1BA

Asking Price Of £220,000
Leasehold

- ONE DOUBLE BEDROOM
- MODERN BLOCK
- JULIET BALCONY
- BIKE STORAGE

- DOUBLE GLAZING
- CLOSE TO PORTSLADE MAINLINE STATION AND
SEAFRONT
- PRIME LOCATION

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the second floor of this modern block. Boasting a sleek interior throughout and a south facing Juliet balcony, this flat is brought to market with no onward chain.

Bus routes operate locally making public transport throughout the city simple. You are within close proximity to Boundary Road with its vast array of shopping facilities, eateries and cafés. Portslade mainline train station is also located nearby for commutes out of the city.

ENTRANCE HALL Storage cupboard housing water tank, intercom.

LIVING ROOM South facing Juliet balcony with further UPVC double glazed window, radiator, thermostat.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer. Tiled splashback to rear, vinyl work surfaces with cupboards below and eye level cupboards. Integrated washing machine and fridge freezer. Four ring induction 'Smeg' hob with oven below and extractor above, radiator.

BEDROOM South facing UPVC double glazed windows, fitted wardrobes, radiator.

SHOWER ROOM Comprising step in shower cubicle being tiled throughout, vanity wash hand basin, fitted heated towel rail, low level w.c., frosted south facing double glazed window, extractor above.

OUTSIDE Bike storage shed.

OUTGOINGS

Lease: 125 years from 30.6.2015

Maintenance: £116.05 p.c.m.

Ground Rent: £250.00 p.a.

Council Tax Band A (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

PANORAMA HOUSE

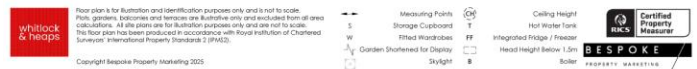
PORTSLADE



APPROXIMATE GROSS INTERNAL AREA
43.7 sq m / 470 sq ft



Second Floor
43.7 sq m / 470 sq ft



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Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.