



Flat 2, 35 Station Road Portslade BN41 1GB

Guide Price £325,000 - £350,000
Leasehold

- RECENTLY REFURBISHED TO AN EXCELLENT STANDARD
- STUNNING KITCHEN
- OPEN PLAN KITCHEN/LIVING ROOM WITH SEA VIEW
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- CENTRAL LOCATION
- TRIPLE GLAZED WINDOWS
- UNDERFLOOR HEATING THROUGHOUT

This beautifully refurbished home has been taken back to brick and rebuilt to an exemplary standard throughout. Designed with modern living in mind, the property features a high-end fitted kitchen with premium integrated appliances, flowing seamlessly into an elegant open-plan kitchen/living area complete with a cosy log burner. Its double-aspect layout floods the space with natural light and showcases a delightful sea view. Finished with underfloor heating in every room and triple-glazed windows for optimum comfort and efficiency, the home offers exceptional build quality and attention to detail. Two generous double bedrooms provide peaceful retreats, complemented by a contemporary, beautifully appointed shower room. A rare opportunity to acquire a property refurbished to this level, offering both luxury and longevity in equal measure. Situated in this convenient location within a short walk of Portslade mainline station and Hove seafront. An array of eateries, cafes and shopping facilities are on this road.

FIRST FLOOR

ENTRANCE HALL Fitted cupboard housing gas fired boiler, engineered wood floor with underfloor heating.

KITCHEN/LIVING ROOM A stunning double aspect room with a beautifully fitted kitchen having integrated appliances and an excellent seating area. Incorporating 'Reginox' sink unit with mixer tap, adjacent worksurface with range of cupboards and drawers under, inset ceramic hob with extractor, double oven, microwave and coffee machine, integrated fridge/freezer, washing machine and dishwasher, tall pull-out larder drawer, seating area to one side of the worksurface.

LIVING AREA

Log burner, double aspect with triple glazed windows, sea view, radiator, engineered wood floor with underfloor heating.

BEDROOM 1 Feature fireplace, triple glazed window, engineered wood floor with underfloor heating.

BEDROOM 2 Feature fireplace, radiator, triple glazed window, engineered wood floor with underfloor heating.

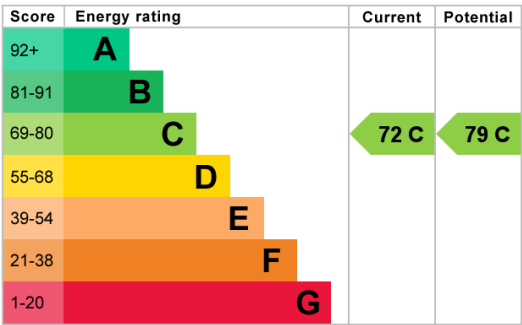
SHOWER ROOM Beautifully fitted, comprising walk in shower with tiled surround, low level w.c with concealed cistern, wash hand basin with cupboard under, heated ladder style towel rail, tiled floor, triple glazed frosted window.

OUTGOINGS

LEASE 162 years

MAINTENANCE AND GROUND RENT £195 per half year.

Council Tax Band B (taken from the government website, 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.



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