



Flat 2, 59 Station Road

Portslade BN41 1DF

Asking Price: £240,000

- PRIVATE STREET ENTRANCE
- DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- KITCHEN
- LIVING/DINING ROOM
- PATIO
- NO ONWARD CHAIN
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to bring to market this immaculately presented level ground floor apartment being neutrally decorated throughout and offering spacious one double bedroom accommodation that is approached via a private street entrance. The property also benefits from a good size living room with feature bay window, separate kitchen and white bathroom suite. The flat also features a separate west facing patio and is being sold with no onward chain. Situated in this convenient location within walking distance of the seafront and Portslade mainline station offering direct links to London. An array of eateries, cafes and shopping facilities are all within walking distance.

PRIVATE STREET ENTRANCE

ENTRANCE HALL

Radiator with decorative cover, fitted cupboard.

KITCHEN

Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, space for fridge/freezer and plumbing for washing machine, 'Vailant' gas fired boiler, radiator, sash window, tiled splashback.

LIVING/DINING ROOM

Sash bay window, two radiators.

BEDROOM

Sash window, radiator.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, tiled floor, part tiled walls.

OUTSIDE

PATIO

West facing patio, separate to the flat and accessed by going out the front door.

OUTGOINGS

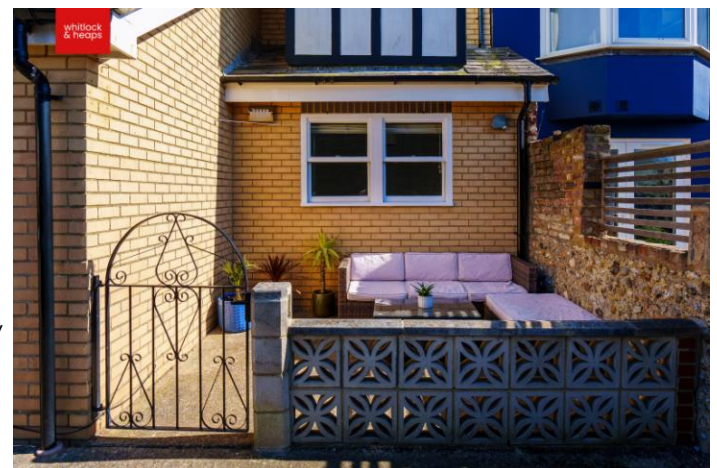
LEASEHOLD

MAINTENANCE £750 per half year

GROUND RENT £75 per half year

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.



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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.