



1 Wickhurst Road | Portslade | East Sussex | BN41 2TE

Offers Over **£260,000**







We are delighted to offer for sale this well presented two double bedroom ground floor garden flat with modern fitted kitchen, added benefits include no on-going chain and private front entrance.



## Key features:

- Ground Floor Garden Flat
- Two Double Bedrooms
- PVCU Double Glazed & Gas Central Heated Throughout
- No Onward Chain
- Modern Fitted Kitchen
- Private Front Entrance
- Spacious Reception Room
- Low Maintenance Costs
- Modern Fitted Bathroom
- Inspection Is A Must

 2 Bedrooms

 1 Bathroom

 1 Living Room

Situated in a popular location with bus services are close by with direct routes to a choice of supermarkets and rail links in and out of town. Schools nearby and within walking distance. Easthill Park is nearby, having the safety of open space and local shops in Old Portslade for your convenience if you run out of essentials.

Pathway leading to PVCU double glazed private front door;

**SPACIOUS ENTRANCE HALLWAY** Comprising two radiators, telephone point, wall mounted heating control panel, understairs storage cupboard housing electric meter having slatted shelving, stripped oak wooden floor.

**SOUTH ASPECT LOUNGE** 13'4" x 12'1" (4.06m x 3.68m) South aspect, comprising PVCU double glazed window, single radiator, open fire with marble back and wooden surround and mantle, television and telephone points, laminate floor.

**MODERN FITTED KITCHEN** 10'0" x 8'9" (3.05m x 2.67m) West aspect, comprising PVCU double glazed window overlooking private garden, roll edge laminate work surfaces with cupboards below and matching eye level cupboards in a high white gloss finish, tiled splashback, inset sink unit with mixer tap, space & provision for washing machine, integrated double oven, inset four ring electric hob with extractor fan over, space for fridge freezer, wall mounted Vaillant combination boiler, wall mounted heating control panel, vinyl flooring.

**BEDROOM** 13'5" x 10'3" (4.09m x 3.12m) North aspect, comprising PVCU double glazed window overlooking private garden, laminate flooring, single radiator.

**BEDROOM** 10'9" x 10'0" (3.28m x 3.05m) South aspect, comprising PVCU double glazed window, radiator, laminate floor.

**MODERN FITTED BATHROOM** Comprising PVCU double glazed window, panel enclosed P-shaped bath with shower attachment over and fitted shower screen, low flush WC, pedestal hand wash basin with mixer tap, tiled floor, tiled walls, ladder style heated towel rail.

**PRIVATE REAR GARDEN** Garden to three sides

Side Garden is mainly laid to lawn being fence enclosed.

Rear Garden is mainly laid to gravel stones, timber built shed, fence enclosed.

## MAINTENANCE

Maintenance £42.13 per month

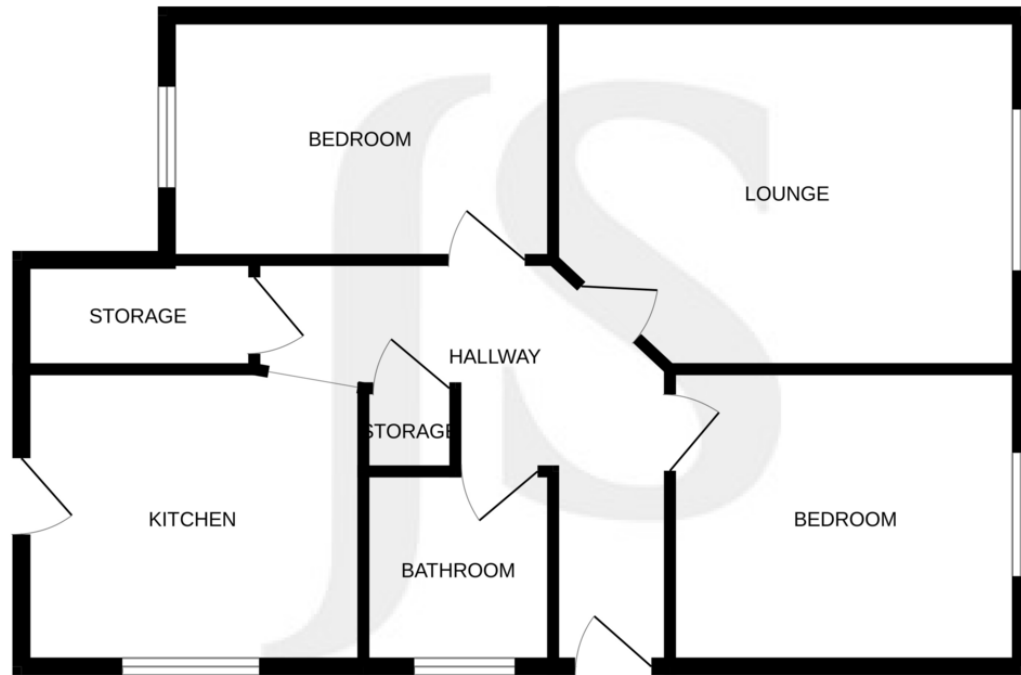
Ground Rent £10 per annum

Lease - 125 years from 1984 (86 Years)

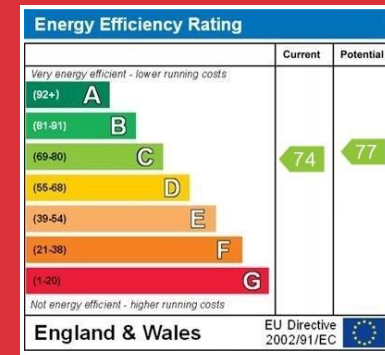




GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor Area: 667.36 sq ft (62sqm) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.