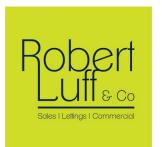


Guide Price £210,000 Leasehold

- **APARTMENT**
- ORDER THROUGHOUT
- IDEAL CENTRAL LOCATION TOP FLOOR
- CLOSE PROXIMITY TO PORTSLADE STATION

\*\*\* GUIDE PRICE £210,000 - £220,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious two bedroom flat ideally located in the heart of Portslade. Positioned in this favoured and central location, the property is within immediate proximity of Portslade mainline station with direct links to London as well as a wealth of amenities available on your doorstep.





## Accommodation

**Entrance Hall** 

Living/Dining Room 13'2 x 12'4 (4.01m x 3.76m)

Kitchen 9'1 x 6'5 (2.77m x 1.96m)

Bedroom One 13'5 x 12'4 (4.09m x 3.76m)

Bedroom Two 10'4 x 9'2 (3.15m x 2.79m)

Bathroom

## AGENTS NOTES

Lease: 165 Years

Service Charge: £1400-£1700 PA

Ground Rent. Included In The Service Charge

EPC: D

Council Tax Band: A



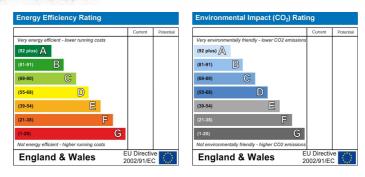








Total floor area 52.9 sq.m. (569 sq.ft.) approx



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.