



Carlton Terrace, Brighton

- TWO BEDROOM APARTMENT
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL CENTRAL LOCATION • TOP FLOOR
- CLOSE PROXIMITY TO PORTSLADE STATION



Guide Price
£210,000
Leasehold

*** 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.

T: 01273 921133 E:
www.robertluff.co.uk

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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



28 Blatchington Road, Hove, East Sussex, BN3 3YN

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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.