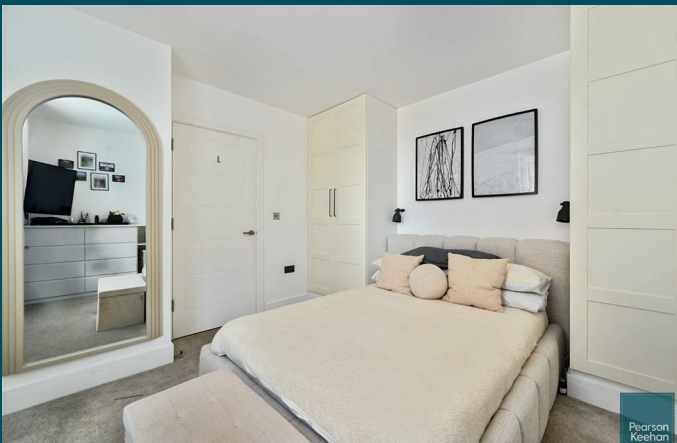
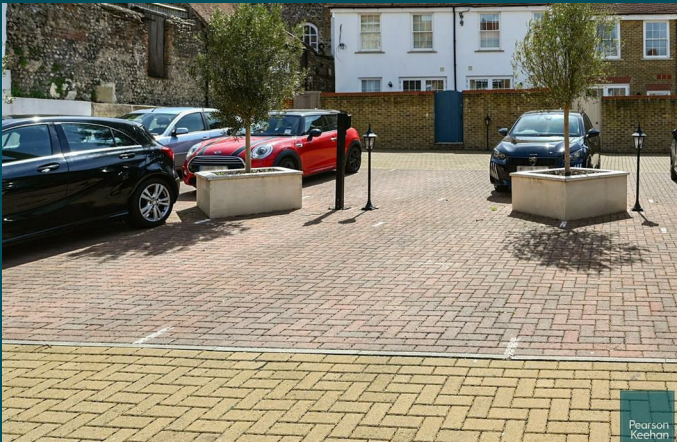




58 Drove Road

Portslade, BN41 2PA

Offers in Excess of £300,000

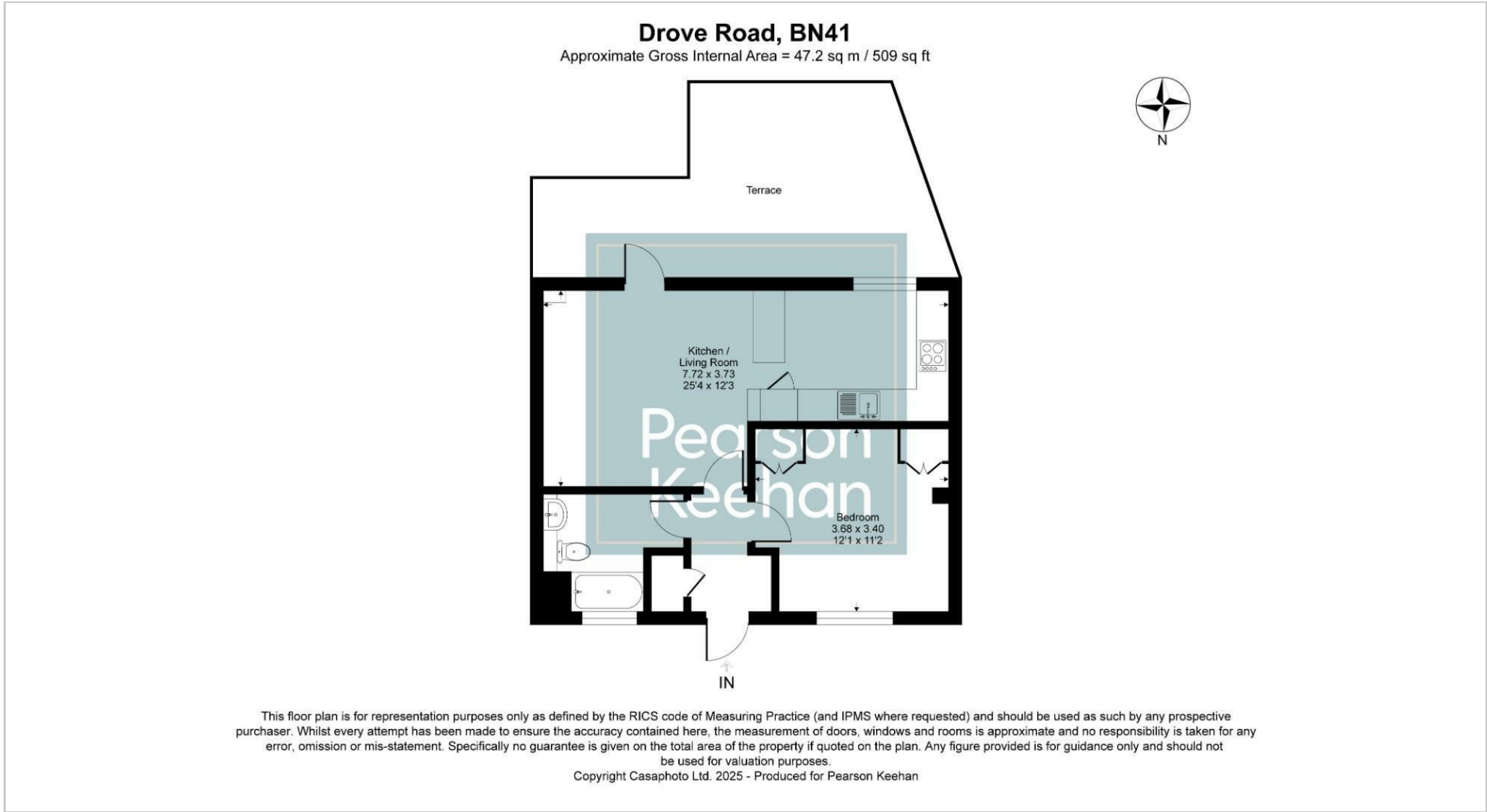
A truly stunning one bedroom garden apartment set within the lovely Portslade Old Village. Stylish and sleek in design, this immaculately presented apartment with own street entrance even benefits from secure gated off-street parking.

Stepping inside this double-fronted apartment, the property enjoys a well-appointed layout with a luxury family bathroom with built-in Bluetooth speakers at the front along with a double bedroom that boasts panelled bespoke wardrobes.

At the rear is the expansive open plan kitchen/living room that has a bright and relaxing feel and benefits from contemporary built in storage. The contemporary kitchen offers a high class finish with stone worktops and integrated Bosch appliances and has built-in dining bar. Perfect for unwinding or entertaining, this wonderful space is the heart of the home and it's easy to see why.

Off the living room is another superb feature the property offers; the south-facing patio garden. A completely private suntrap that soaks up the sun all day long and presents the perfect opportunity for summer bbq's, a morning coffee or even sundowners.

The property forms part of The Old Brewery Development completed in 2022 and benefits from the remainder of a 10 year new build warranty. Nestled between the coast and the scenic South Downs National Park, Portslade Old Village offers a unique blend of rural charm and everyday conveniences, making it an ideal setting for those seeking the best of both worlds. Nearby bus routes are plentiful and the A27/A23 transport links are within easy reach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		78	
(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		
England & Wales		
EU Directive 2002/91/EC		

