



## 26 Lodge Close, Portslade, BN41 2PZ

**Guide price £160,000**

Welcome to Lodge Close, Portslade, Brighton - a charming studio flat nestled in a peaceful cul de sac. This purpose-built property boasts a spacious 14' studio room, modern kitchen, shower room and gas central heating. There is also an off street parking space.

Situated in a quiet location, this studio flat provides a tranquil retreat from the hustle and bustle of city life. With no onward chain and a long lease, the opportunity to make this property your own is ripe for the taking.

### Communal Entrance

Communal front door, door entry phone, stairs to first floor, front door to:

### Inner Lobby

Doors to shower room and studio room.

### Studio Room

14'7" x 10'1" (4.45m x 3.07m )

Southerly aspect double glazed windows overlooking the front. built in shelved cupboard, telephone point, tv point, door to kitchen:

### Kitchen

9'3" x 5'4" (2.82m x 1.63m )

Southerly aspect double glazed window to the front. Modern fitted kitchen with matching floor and wall mounted units, an inset sink with drainer, working surfaces with tiled surround, space for cooker with fitted extractor hood over, space and plumbing for washing machine, space for fridge freezer in recess.

### Shower Room

A white suite comprising corner shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, shaver point, electric extractor fan.

### Parking Space

An off street allocated parking space to the front.

### Other Information

Tenure - Leasehold

Lease - 955 years remaining

Service Charge - TBC

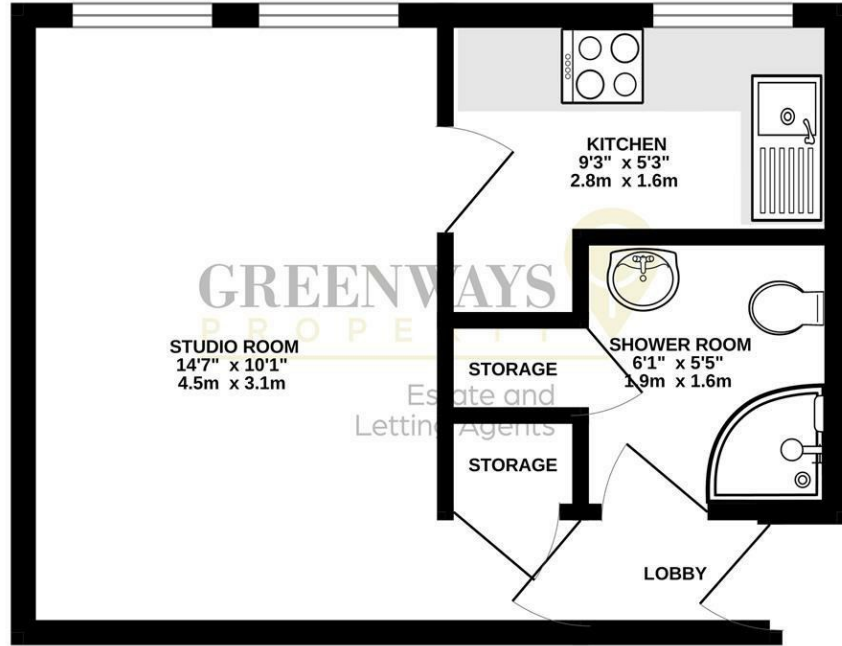
Ground Rent - TBC

Council Tax Band - A

Local Authority - Brighton and Hove

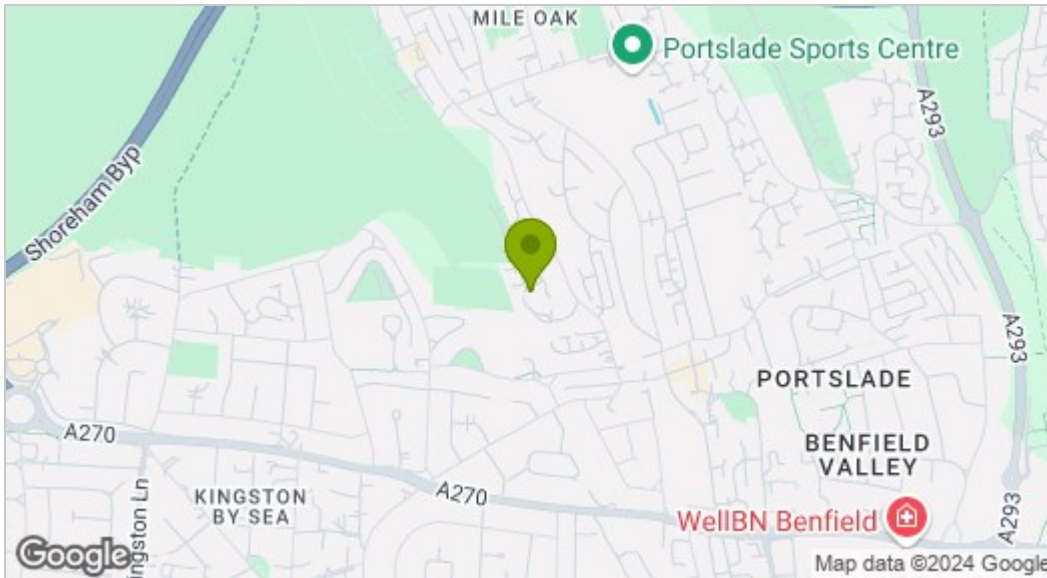
# Floor Plan

FIRST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

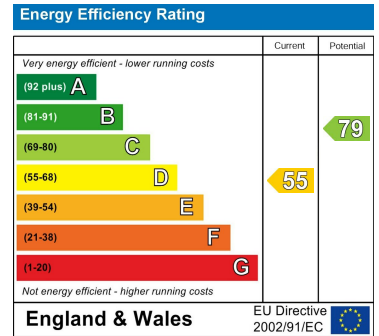


TOTAL FLOOR AREA: 280 sq.ft. (26.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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# Area Map



# Energy Efficiency Graph



**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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