



## Norway Street, Portslade, BN41 1GN By Auction £200,000 Share of Freehold

FOR SALE BY AUCTION on 27th June 2024.

Guide Price £200,000+

Superb 2 bedroom first floor flat WITH SHARE OF FREEHOLD currently let to an Assured Shorthold Tenant paying £12,000 per annum but with significant scope to increase the rent.

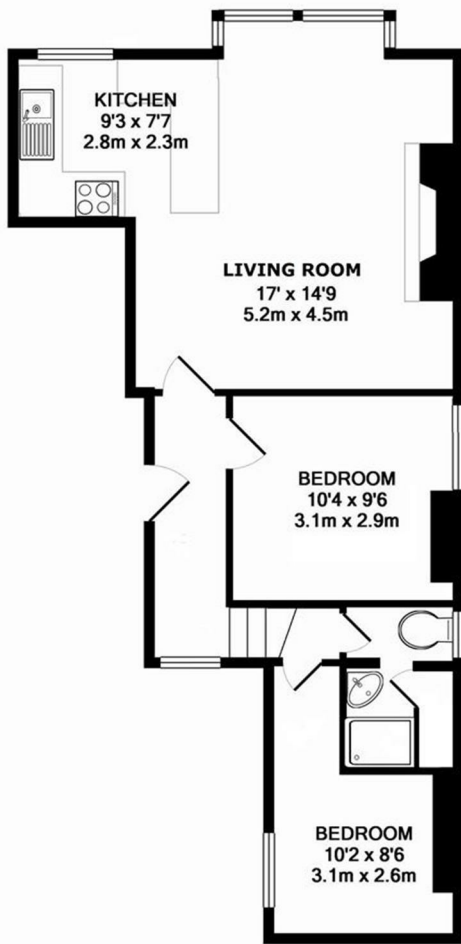
The flat is in lovely modern condition throughout with gas central heating complimenting the accommodation which occupies the entire first floor. Considered ideal as a buy to let investment, Airbnb or first time purchase, internal inspection is highly recommended.

Situated within this highly popular location just off Boundary Road with its bars, shops, restaurants and coffee shops as well as Portslade Mainline Railway Station. The seafront is within a very short walk whilst buss services accessing all parts of Brighton & Hove pass close by.

THE FLAT IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

\*Please note the photographs shown are of the flat before the current tenant moved in\*





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent