



Carlton Terrace, Portslade, BN41 1XF
£210,000 - £220,000 Guide



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SELLING HOMES
IN BRIGHTON
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SINCE 2002

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A bright and spacious second (top) floor flat, ideally located in this sought-after area just moments from Portslade station. The property is offered for sale in good decorative order throughout and early and internal inspection is highly recommended.





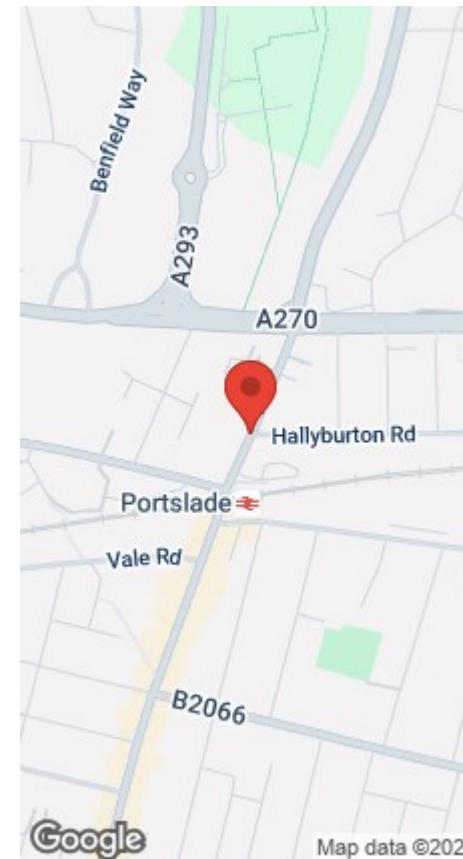
Further Information

Internally, the property features an entrance hall, spacious living/dining room, modern kitchen, bathroom, and two generously sized double bedrooms—one of which includes built-in wardrobes. Well-presented throughout, this property offers a great opportunity for a first-time buyer or those looking for a buy-to-let investment.

Carlton Terrace in Portslade offers a highly convenient location, positioned just moments from Portslade Station with direct links into Brighton, Hove, and further afield to London. Boundary Road is a short walk away and provides a good mix of independent shops, cafes, and everyday essentials, including major supermarkets. Hove Lagoon and the seafront are also within easy reach and are currently undergoing significant refurbishment, set to enhance the area and its facilities even further. The area is well connected by both road and public transport, making it a practical choice for commuters, families, and anyone looking for a well-located home with access to both the city and the coast.

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

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Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.