SINNOTT GREEN

Sales & Lettings



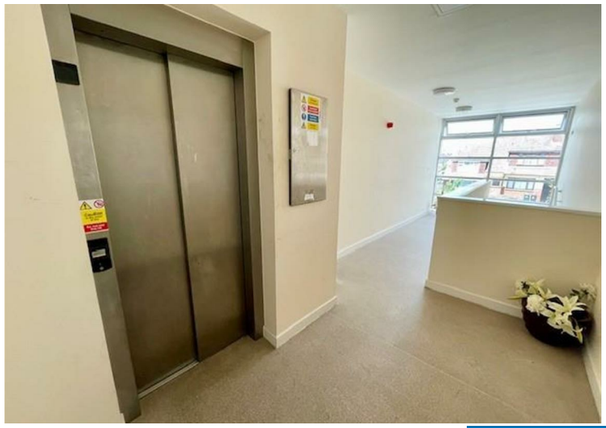
Hamilton Close, Portslade, East Sussex BN41 2XY
£125,000 Leasehold







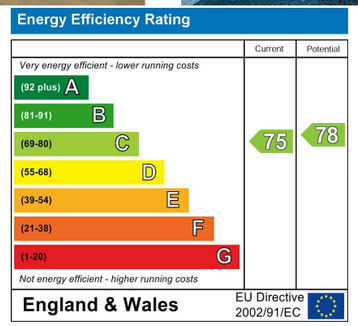








- One Bedroom Apartment
- 75% Shared Ownership
- Immaculate Condition
- Lift To All Floors
- Residents Parking
- Balcony
- Communal Gardens
- Chain Free
- Over 55's



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A very well presented and much improved top floor retirement flat specifically for the over 55's offered for sale on a shared ownership basis of 75% including allocated resident parking and a lift. The property is located In Mile Oak close to local shops at Graham Avenue and bus routes. Additional features include lovely views across Portslade to the coast and a balcony over looking the well maintained communal gardens. Internally the property features good sized rooms, ample storage, gas central heating, upvc double glazing and a modern kitchen & bathroom. Chain Free.

Communal Entrance Hall
Approached via secure intercom, staircase and lift to all floors.

Entrance Hall
CCTV intercom, access to loft hatch via retractable ladder, radiator, central heating thermostat, three storage cupboards. doors to:

Lounge
Double glazed window to side with views across Portslade to the coast, two radiators, double glazed double doors opening onto:

Balcony
Over looking communal gardens.

Kitchen
Double glazed window to side with views across Portslade to the coast, radiator, part tiled walls, stone effect laminate flooring, gas combination boiler with adjacent timer and controls, modern high gloss fitted wall and base units with matching drawers, ample working surfaces with inset "butler style" sink unit. space & plumbing for washing machine, space for tall fridge freezer, built in four ring gas hob, electric fan assisted oven and extractor hood.

Bedroom
Double glazed window over looking communal gardens, radiator, built in double wardrobe cupboard with hanging rail and shelving,

Bathroom
Part tiled walls, heated towel rail, tiled flooring, light with electric toothbrush/shaver charging point, modern white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and electric shower unit, glazed screen.

Communal Gardens
Well maintained communal gardens with residents washing lines and communal waste bins.

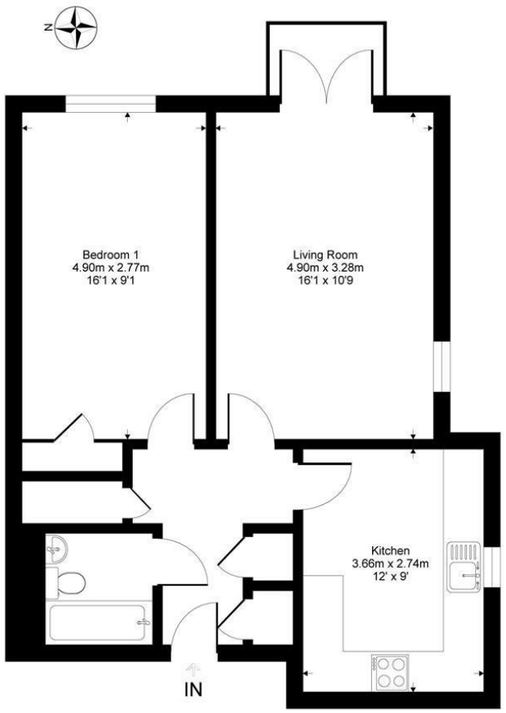
Residents Parking
Situated to rear of block approached via Hamilton Close with an allocated parking bay.

Lease & Annual Charges
A 25% share of the property is retained by Hyde housing association. We are led to believe in good faith from Hyde that the annual charges for the period April 2025 - March 2026 amounted to £2,218 (£184.85 per month) The balance of the lease is currently 101 years unexpired



Miller Place, BN41

Approximate Gross Internal Area = 54.3 sq m / 585 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green