



1D VALE ROAD BRIGHTON, BN41 1BA

£1,700 PCM

SHARERS WELCOME! A large modern 2 double bedroom, 2 bathroom top floor apartment with allocated parking, in this gated community right by Portslade Train Station. Superbly presented this bright and spacious flat benefits from a modern bathroom, en-suite shower room to master bedroom, large open plan Kitchen/Lounge Diner with west facing balcony and a secure allocated parking space.

Located on Vale Road right on the boundary of Hove and Portslade, the property is perfectly positioned to enjoy all Portslade has to offer, being within walking distance to a range of local shops, cafes and restaurants. Portslade Mainline Station is just a short stroll away and offers regular and direct links to London.

Note: We would like to disclose that this property is being let by a landlord related to a member of Nicholas James Sales & Lettings.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Panorama House |



APARTMENT 32

GIA 68sqm | TWO BEDROOM

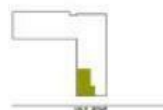
LIVING, DINING, KITCHEN
7.3m x 5.4m

EXTERNAL AREA
1.0m x 2.4m

BEDROOM 1
3.9m x 2.6m

BEDROOM 2
2.5m x 2.8m

ROOM SIZES MAY BE SUBJECT TO MINOR VARIATIONS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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