



26 Panorama House, Vale Road

Portslade BN41 1BA

Asking Price: £185,000

- MODERN APARTMENT
- CENTRAL LOCATION
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM
- CONTEMPORARY BATHROOM
- NO ONWARD CHAIN
- PRESENTED IN EXCELLENT ORDER
- GATED DEVELOPMENT

Whitlock and Heaps are pleased to bring to market this second-floor apartment forming part of this modern gated development being situated in this convenient location within a few minutes of Portslade mainline station and the seafront. The property is presented in excellent order with a delightful open plan kitchen/living room with sliding doors for the Juliet Balcony. The one double bedroom accommodation also includes a contemporary bathroom. Being sold with no onward chain.

ENTRANCE HALL Entry system telephone.

KITCHEN/LIVING ROOM Incorporating sink with mixer tap, adjacent worksurface with cupboards under, integrated fridge and washing machine, 4-ring ceramic hob and electric oven, concealed extractor over, three fitted wall cupboards, cupboard housing hot water cylinder, sliding door with 'Juliet' balcony, heater.

BEDROOM Fitted wardrobe, two windows, heater.

BATHROOM White suite comprising tiled panelled bath with mixer tap and shower attachment, glazed shower screen, wash-hand basin with drawer under, low level w.c., with concealed cistern, tiled walls and floor, heated ladder style towel rail.

OUTGOINGS

Lease: 125 years from 30.6.2015

Maintenance: £116.05 p.c.m.

Ground Rent: £250.00 p.a.

Council Tax Band A (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

PANORAMA HOUSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
429 sq ft / 39.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. The site plan is illustrative only. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' Floor Plan Project Standard. Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

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