



Flat 3, 48 Portland Road, Hove BN3 5DL

Asking Price Of £325,000

- PRESENTED IN EXCELLENT ORDER
- TWO DOUBLE BEDROOMS
- ARRANGED OVER TWO FLOORS
- KITCHEN/LIVING ROOM
- BATHROOM
- NO ONWARD CHAIN
- CENTRAL LOCATION
- NEUTRALLY DECORATED

Whitlock and Heaps are pleased to offer to market this immaculately presented maisonette apartment featuring a delightful open plan kitchen/living room, two good size bedrooms and a white bathroom suite. The property is situated on the vibrant Portland Road with its array of eateries, cafes and independent shops. Within a few minutes' walk of Hove mainline station and seafront. Being sold with no onward chain.

ENTRANCE HALL Spiral Stairs to master Bedroom.

KITCHEN/LIVING ROOM

KITCHEN AREA Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, eye level wall cupboards, inset 4 ring ceramic hob and electric oven, fridge, plumbing for washing machine, tiled floor and splashback, sash window.

LIVING ROOM Sash bay window, electric fire, electric heater, coving.

BEDROOM 2 UPVC double glazed window, electric heater.

BATHROOM White bathroom suite comprising panelled bath with shower over, wash hand basin with cupboard under, low level w.c with concealed cistern, heated towel rail.

TOP FLOOR

BEDROOM Three velux window, walk in cupboard (plumbing in place to make an en-suite), heater, eaves storage.

OUTGOINGS

MAINTENANCE On an adhoc basis

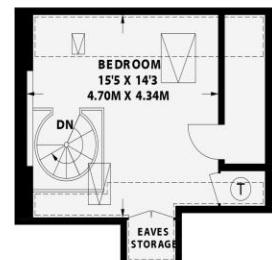
Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

PORTLAND ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / EAVES STORAGE)
604 sq ft / 56.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / EAVES STORAGE)
708 sq ft / 65.8 sq m



Second Floor
280 sq ft / 26.0 sq m



First Floor
428 sq ft / 39.8 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. Dimensions are for illustrative purposes only and are not to scale. This floor plan has been produced in accordance with the Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

© Whitlock & Heaps 2023.

RICS
 Certified Property Measure
 Measuring Points
 Storage Cupboard
 Fridge / Freezer
 Hot Water Tank
 Head Height Below 1.5m
 Fitted Wardrobes
 Garden Shortened for Display

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706



Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577

Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.