

South Street, Portslade Village, BN41 2AQ
£350,000 Leasehold



- Super Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Contemporary Bathroom
- Gated Parking
- Panoramic Views
- Chain Free

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

This superb nearly new apartment with PANORAMIC VIEWS is part of the Old Brewery, a building full of Character, yet with contemporary internal design. TWO DOUBLE BEDROOMS, OPEN PLAN LIVING SPACE, modern bathroom, underfloor heating, stylised heritage windows, GATED PERMIT PARKING, chain free

Located on the fifth floor, the property was completed in 2023. This apartment has particularly high ceilings throughout, giving a feeling of space. There is engineered oak flooring with underfloor heating throughout, a contemporary fitted kitchen with handleless units and Bosch appliances. As part of the complex, there is office space and a new gym (subscription required).

COMMUNAL ENTRANCE

via security entryphone, lift and stairs to the fifth floor, front door to

ENTRANCE HALL

built in cupboard housing he gas fired boiler, engineered wood flooring, underflooring heating and control, doors to

OPEN PLAN LIVING SPACE

18'8 x 18'8 (5.69m x 5.69m)

engineered wood flooring, sitting area and space for dining table, underfloor heating and control, dual aspect windows with panoramic views over Portslade and the Sea, and westward views

KITCHEN AREA

Fitted with contemporary handleless units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, BOSCH INFRA RED HOB, FITTED EXTRACTOR HOOD OVERAND BUILT IN ELECTRIC OVEN, INTEGRATED WASHING MACHINE, DISHWASHER AND FRIDGE FREEZER,

BEDROOM ONE

11'2 x 9'9 (3.40m x 2.97m)

built in wardrobe with shelving and two sliding mirror doors, tv/cable tv points, telephone point, dimmer switch, underflooring heating and control, windows with westward views

BEDROOM TWO

11'2 x 7'4 (3.40m x 2.24m)

fitted wardrobe with shelving, dimmer switch, underflooring heating with control, windows with westward views,

BATHROOM

a contemporary white suite comprising of a panelled bath with mixer taps and shower attachment and glass shower screen, wc with concealed cistern, wash hand basin, fitted mirror with inset lights, vanity shelf, ladder style heated towel rail, ceramic tiled floor, inset down lighters, extractor fan

PARKING SPACE

gated permit parking with a dedicated entrance

THE LOCATION

in the heart of Portslade Village with local amenities close by and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

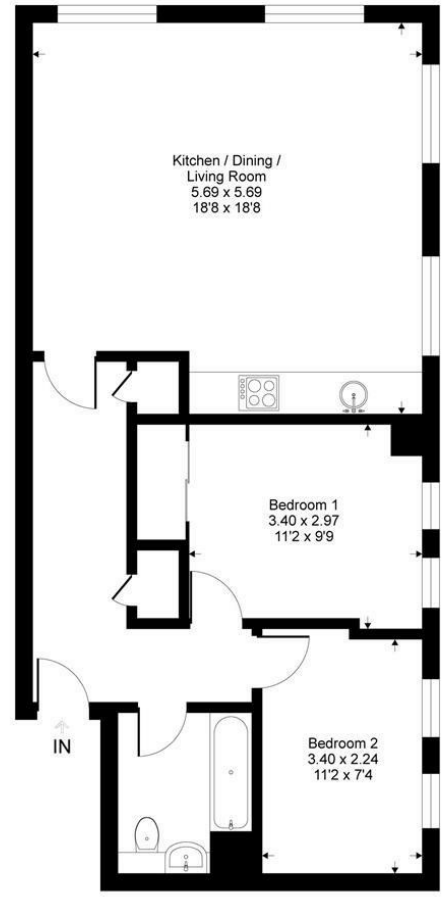
Lease: 999 years from 2023

Service Charge: jan 24 - jun24 £1,555.89 to 30

Ground Rent:



The Old Brewery, BN42
Approximate Gross Internal Area = 67.2 sq m / 724 sq ft



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