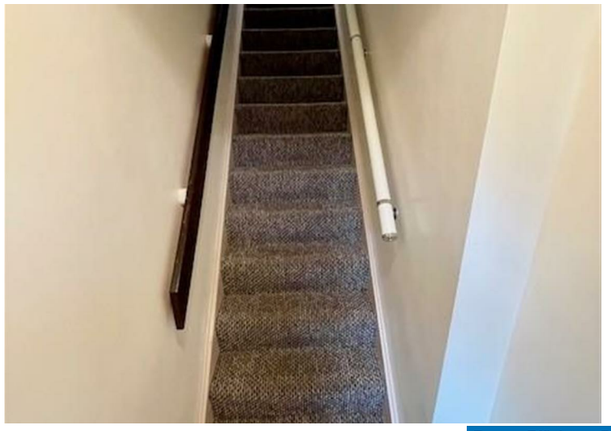
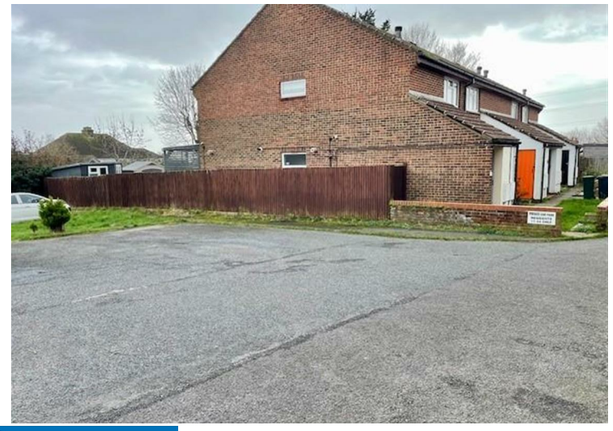
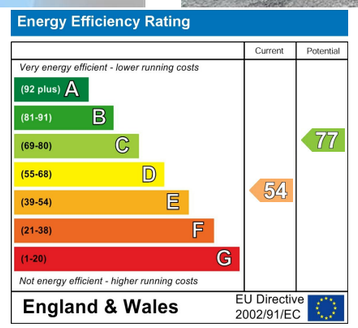







**Portslade Office**
35 South Street, Portslade, East Sussex BN41 2LE
Tel: 01273 430 880 Email: portslade@sinnottgreen.com
www.sinnottgreen.com

SINNOTT GREEN

Sales & Lettings

## Edgehill Way, Brighton, BN41 2PU
## £175,000 Leasehold

- First Floor Flat
- Purpose Built
- One Bedroom
- Allocated Parking Bay
- Long Lease
- Chain Free
- Updating Required

A purpose built first floor one bedroom flat located in a quiet cul de sac on the fringes of Portslade Village which offers shops for day to day needs, local schools, Easthill Park and the popular 1X express bus route. Internally the property requires updating throughout and is offered for sale chain free. Additional features include remainder of 999 year lease and allocated parking bay.

**Entrance Hall**
Approached via private double glazed front door, staircase to:

**First Floor Landing**
Double glazed window, access to roof space via loft hatch, electric radiator, doors to:

**Lounge**
Double glazed window over looking cul de sac, deep built in store cupboard, door to:

**Kitchen**
Double glazed window to rear, fitted wall & base units with matching drawers, gas & electric points for cooker, working surfaces with inset stainless steel sink unit.

**Bedroom**
Double glazed window to rear, built in wardrobes with mirrored doors also housing emersion hot water cylinder with adjacent timer and controls.

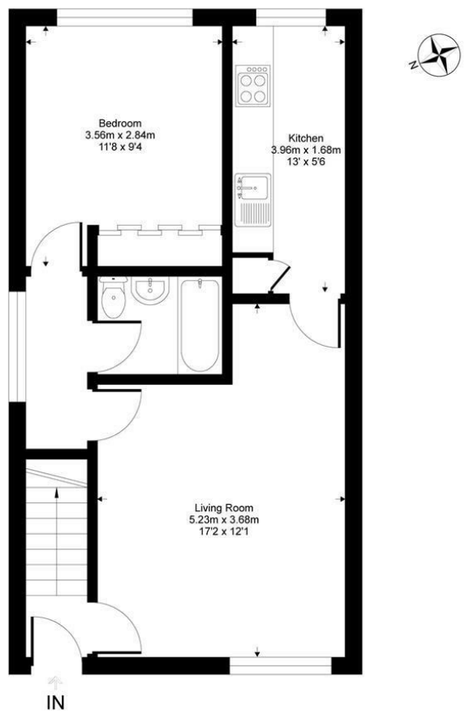
**Bathroom**
Extractor fan, part tiled walls, low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment.

**Outside**
Lockable storage cupboard.

**Residents Parking Bay**
Adjacent to side of property providing one allocated parking bay

**Lease & Ground Rent**
Balance of lease 999 years from 1980 (953 years unexpired) Peppercorn Ground Rent including no annual service charge.

**Edgehill Way, BN41**
Approximate Gross Internal Area = 44.3 sq m / 477 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