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Sussex Road

Chapeltown, S35 2XL

Guide Price £150,000



GUIDE PRICE £150,000 - £160,000. NO UPWARD CHAIN! Nestled in the vibrant heart of Chapeltown, this stylish first-floor apartment on Sussex Road presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Boasting two well-proportioned bedrooms and a modern bathroom, the property is designed with contemporary living in mind, featuring neutral decor throughout that creates a welcoming atmosphere and allows you to add your own personal touch easily. .

The standout feature of this apartment is the impressive open-plan kitchen, dining, and living area, which is perfect for both entertaining and everyday living. The space is enhanced by a delightful Juliette balcony, allowing natural light to flood in and providing a breath of fresh air in the warmer months.

Briefly comprising entrance hall, living/kitchen/diner, two good sized bedrooms and bathroom.

Convenience is key, as this property is within walking distance to a variety of local amenities, including bars, restaurants, and shops. For commuters, the local train station is just a short stroll away, and the M1 motorway



HALLWAY

A roomy entrance hall, a great impression on any guest comprising large built in storage cupboard/cloakroom, wall mounted intercom system, wall mounted radiator and doors leading to all rooms.

LIVING/DINER/KITCHEN 17'8" x 16'8" (5.4 x 5.10)

An impressive open plan living area, a great social space, with each area seamlessly flowing into another, drenched in natural light through 3 uPVC windows and uPVC French doors with Juliette balcony; offering that breath of fresh air in the summer months, also comprising wall mounted radiator, aerial point and telephone point.

KITCHEN AREA

A stylish kitchen, featuring on trend light grey gloss wall and base units, quarts effect work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob and electric oven with stainless steel extractor hood above, integrated fridge freezer and under counter space and plumbing for a washing machine.

BEDROOM 1 11'5" x 10'5" (3.5 x 3.2)

A large double bedroom, with a perfect alcove for wardrobes, hosting dual aspect uPVC windows, wall mounted radiator aerial point and telephone point.

BEDROOM 2 9'10" x 6'6" (3 x 2)

A further good sized bedroom, dressing room or home office, comprising wall mounted radiator and uPVC window.

BATHROOM 9'2" x 6'10" (2.8 x 2.1)

A generously sized, contemporary bathroom, tiled in grey tones, comprising bath, separate shower cubicle with chrome shower, low flush WC, pedestal sink, wall mounted chrome heated towel rail, shaver point, extractor fan and frosted uPVC window.

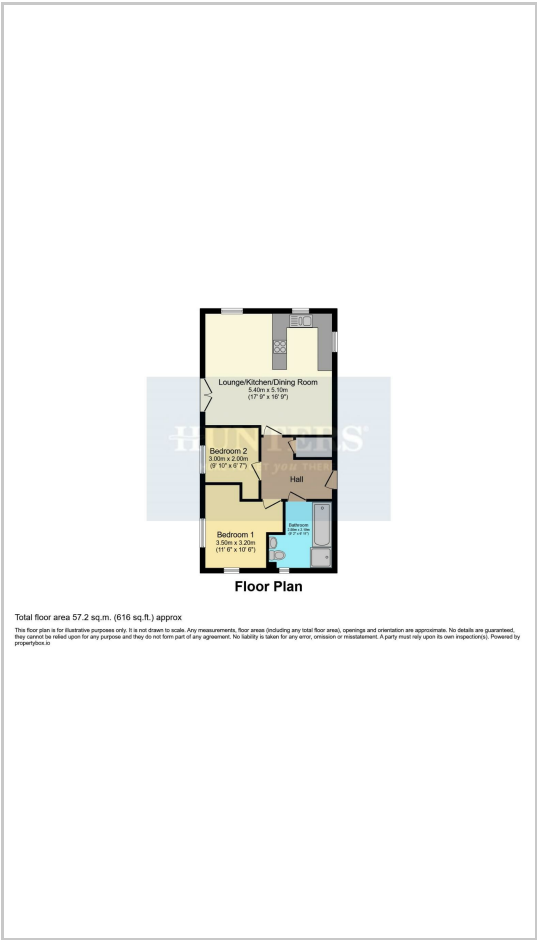
EXTERIOR

To the rear of the property are well maintained communal gardens, mainly laid to lawn, a space to sit outside in the warmer months. The development offers a large car park with an allocated parking space for the apartment and further visitor spaces.

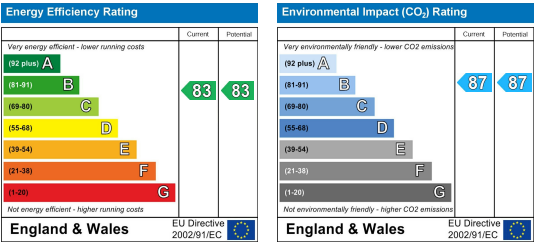
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.