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11 Westlands Court West Road Portslade BN41 1PR

The Weatherill Property Group are very pleased to present this very large and predominantly west facing second floor flat with gas central heating, a balcony, fabulous westerly views, ideal for a first time buyer or buy to let, or young family, and located within walking distance of Fishersgate Station and the seafront in Portslade.



Offers In The Region Of £260,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

On the ground floor there is a large STORAGE ROOM that belongs to the flat, and stairs leading up to the second floor. Once inside the spacious accommodation briefly comprises: a hallway, 3 double bedrooms, a beautiful bathroom with a feature bath and a large shower cubicle, an inner hallway, a delightful large west facing lounge, and rather unusually for a flat, a very large 'eat in' kitchen.

In terms of outside space, the flat is well set back in relation to lawned communal grounds and located opposite open playing fields. The flat has a private balcony, which overlooks the front. The flat is in fantastic order throughout with unusually large room sizes, a fabulous layout and it really does offer a tremendous amount of accommodation for a very competitive price.

The flat is located close to Fishersgate Railway Station, Portslade seafront, and a lovely local primary school. There are excellent bus services running along the seafront road providing access into all parts of Brighton and Hove, and good local shops in the area. The delightful 'Port Kitchen' in Shoreham Port is also close by.

- AN IMPRESSIVE & VERY LARGE 3 BEDROOM FLAT
- ENORMOUS AMOUNT OF ACCOMMODATION AT A VERY COMPETITIVE PRICE
- A VERY FLEXIBLE AND VERSATILE LAYOUT
- BEAUTIFUL LUXURY BATHROOM WITH FEATURE BATH
- GENEROUS 'EAT IN' KITCHEN

EPC

Energy Efficiency Rating

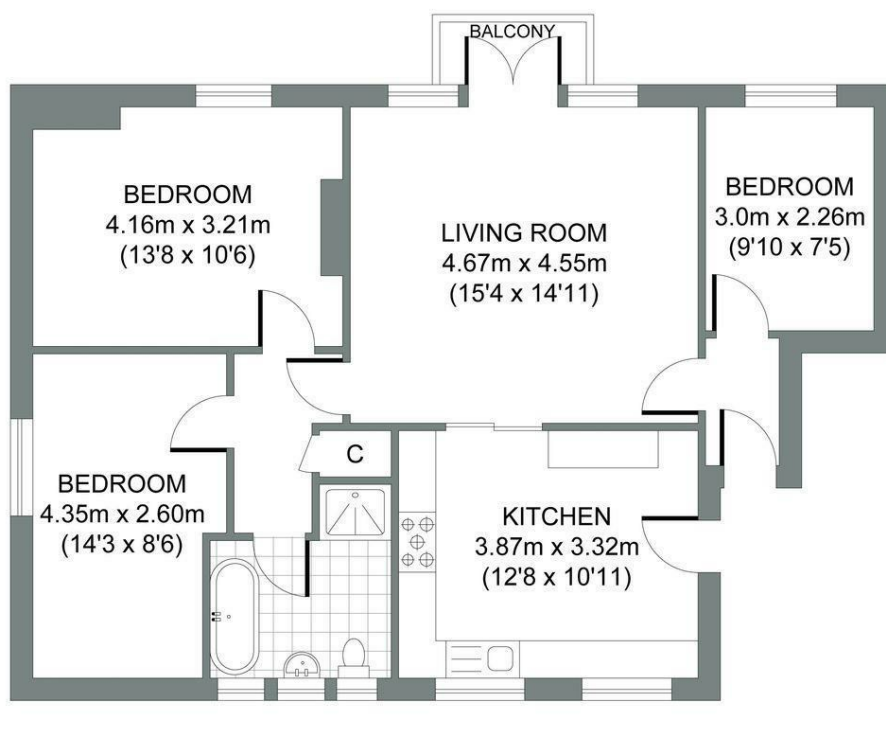
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

SECOND FLOOR
Approximate Gross Internal Area
77.46 sq m / 833.77 sq ft

STORE
Approximate Gross Internal Area
2.45 sq m / 26.37 sq ft



WEST ROAD

Total Area : 79.91m² = 860.14ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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