

Flat 3, 48 Portland Road, Hove BN3 5DL

Guide Price £300,000 - £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

Remainder of a 999 year Lease.

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

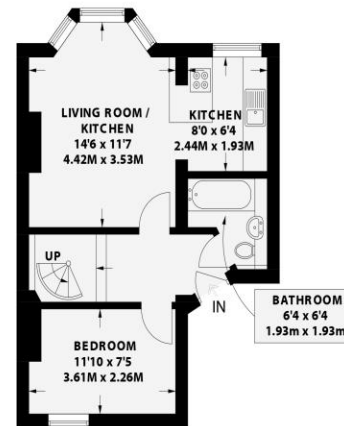
HOVE

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. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with 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.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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