



**Bampfield Street, Portslade**  
**Guide Price £260,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- South Facing Private Rear Garden
- Modern Fitted Bathroom
- Open Plan Lounge/Diner
- Open Plan Fitted Kitchen
- Double Bedroom With Feature Fireplace
- Close To Local Amenities
- Short Walk To Portslade Mainline Station
- Close To Victoria Park

We are delighted to offer for sale this spacious one bedroom ground floor flat with private South facing garden situated in this popular residential location

Situated near various local amenities with more comprehensive shopping facilities available in Boundary Road approximately 3/4 of a mile to the East including Portslade mainline railway station which offers links to Brighton, Hove and London. Access to Victoria Park is within 1/4 of a mile, with local buses also running close by leading to surrounding areas of Shoreham, Southwick and Brighton & Hove.





**COMMUNAL ENTRANCE** Private front door through to:-

**ENTRANCE HALL** Comprising double radiator, spotlights, wall mounted fuse box, built in storage cupboard, laminate flooring.

**OPEN PLAN LOUNGE/DINER** South aspect. Comprising pvcu double glazed window, pvcu double glazed French doors out to rear garden, recessed spotlights, double radiator, feature fireplace with electric fire, laminate flooring. Opening and step up to:-

**OPEN PLAN KITCHEN** Partially vaulted ceiling. Comprising roll edge wood effect laminate work surface with matching base and eye level units, tiled splash backs, under unit lighting, one and a half bowl single drainer composite sink unit with mixer tap, integrated appliances include five ring gas hob with Indesit oven below and extractor fan over. Space and plumbing for washing machine, space for fridge/freezer, wall mounted Worcester boiler.

**DOUBLE BEDROOM** North aspect. Comprising pvcu double glazed windows into bay, coving, single pendant light fitting, feature fireplace with tiled hearth, radiator, laminate flooring.

**BATHROOM** Comprising panel enclosed bath with chrome mixer taps and integrated rainfall shower above, pedestal hand wash basin with chrome mixer tap, low flush wc, chrome ladder style heated towel rail, feature tile effect vinyl flooring, part tiled walls, spotlights, extractor fan.

**SOUTH FACING FEATURE REAR GARDEN** Raised decked area with steps down onto slate shingle area, large timber built shed, borders with various mature shrubs, plants and trees, two palm trees, external power points, gate to rear access.

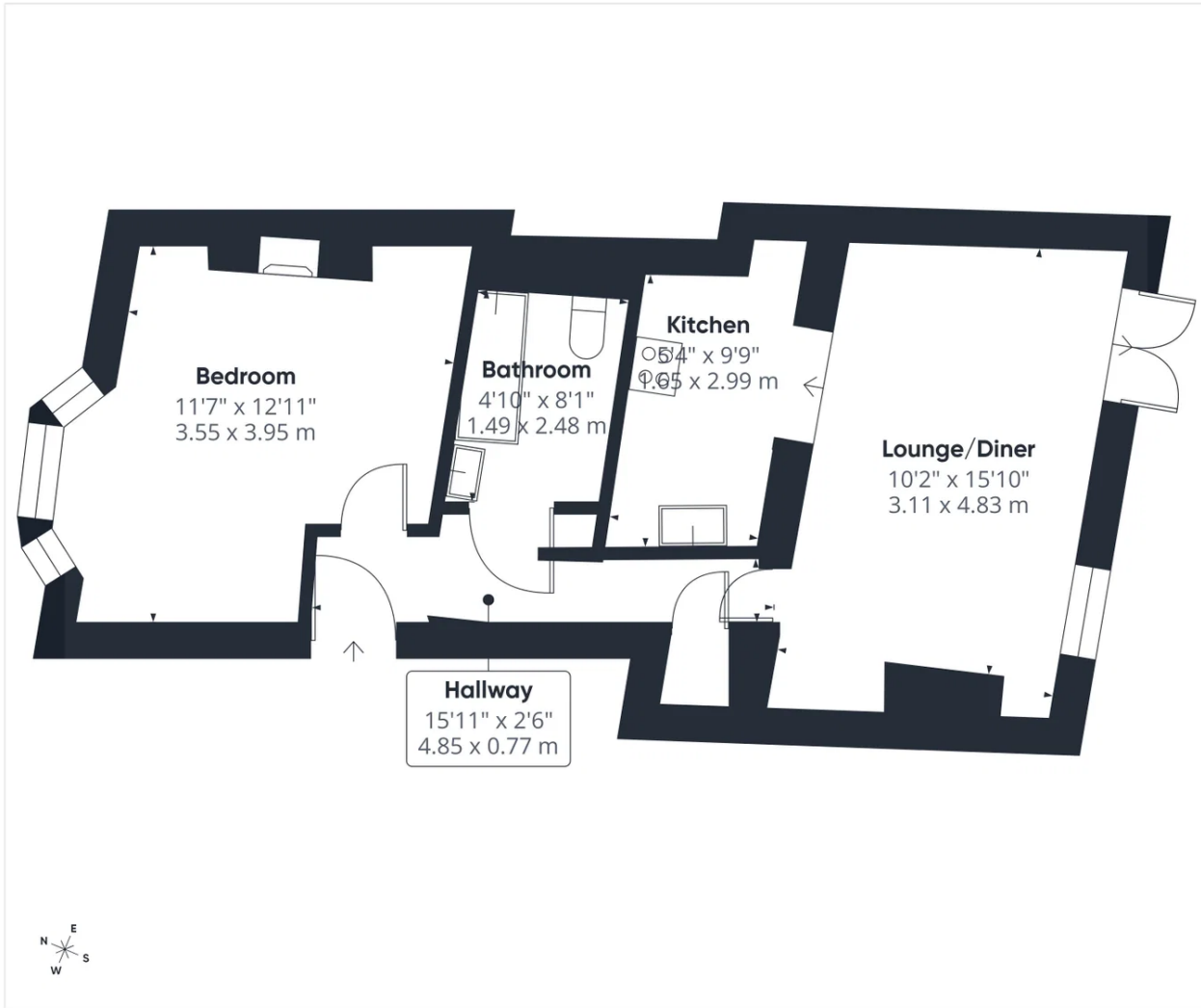
#### **TENURE**

LEASE 125 years from 25 March 2004 - Approximately 103 years remaining

MAINTENANCE £977.24 per annum

GROUND RENT: £125.00 per annum





Approximate total area<sup>(1)</sup>  
459 ft<sup>2</sup>  
42.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.