



West Road, Portslade



Guide Price
£200,000
Leasehold

- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- IDEAL FIRST TIME BUY
- SECOND FLOOR FLAT
- CLOSE PROXIMITY TO PORTSLADE AND FISHERSGATE STATIONS

GUIDE PRICE: £200,000 - £225,000

Situated on the second floor of this purpose built block is this spacious apartment with two double bedrooms, South facing balcony with sea views and separate kitchen. Westland Court is situated on West Road which is within walking distance to Portslade and Fishersgate train stations, Fishersgate park, Vale park, local shops and also the beach. The apartment comprises; separate kitchen, spacious lounge with access to south facing balcony, two double bedrooms and a family bathroom.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Lounge 15'5" x 14'1" (4.70 x 4.30)

Kitchen/Breakfast Room 13'1" x 9'10" (4.00 x 3.02)

Bedroom One 11'9" x 10'9" (3.60 x 3.30)

Bedroom Two 14'1" x 8'6" (4.30 x 2.60)

Bathroom 8'2" x 5'6" (2.50 x 1.70)

South Facing Balcony

Agents Notes

Tenure: Leasehold 82 Years Remaining, Potential For New Lease On Completion

Service Charge: £1600 Per Annum

Ground Rent: £10

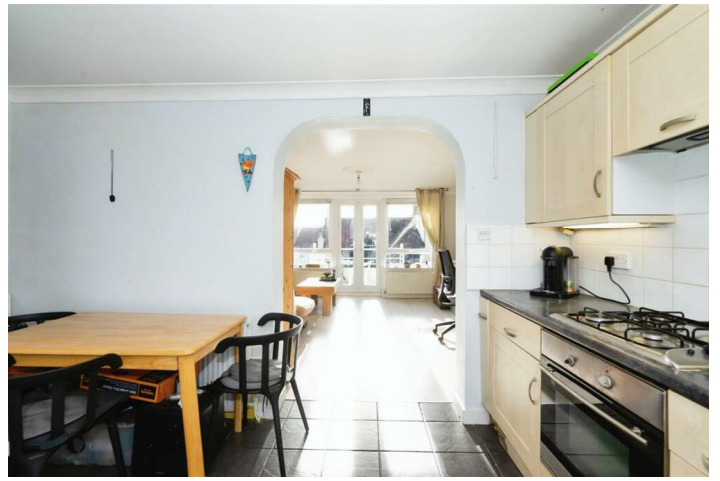
Council Tax Band: B

EPC Rating: D

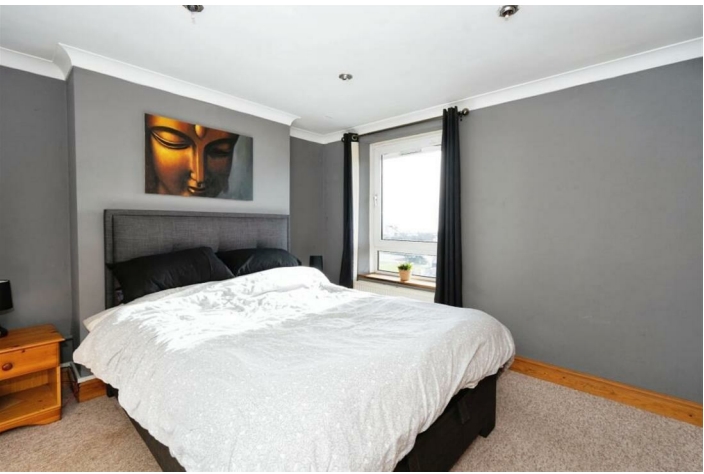
28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

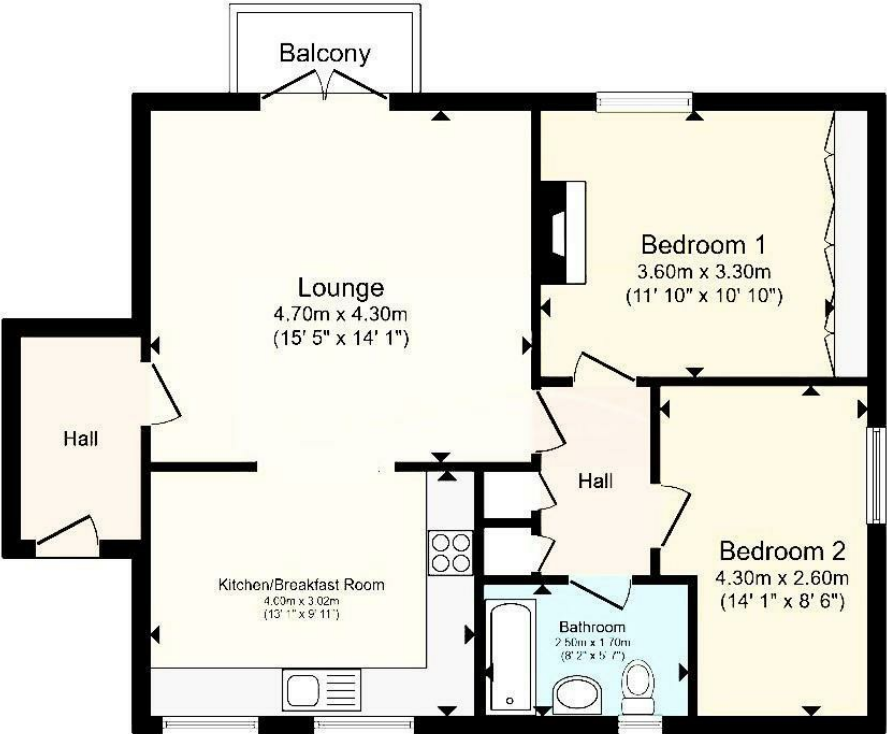
www.robertluff.co.uk



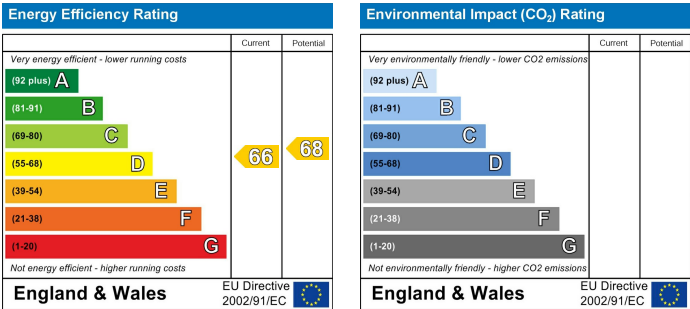
28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk



Total floor area 69.5 m² (748 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.