88b Portland Road | | Hove | BN3 5DL

WARWICK BAKER
ESTATE AGENT

88b Portland Road | | Hove | BN3 5DL

£249,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST FLOOR FLAT. LOCATED ON THE CORNER OF WESTBOURNE STREET AND PORTLAND ROAD, THE FLAT BENEFITS FROM ENTRANCE HALL, TWO BEDROOMS, LOUNGE, KITCHEN AND BATHROOM. IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- BATHROOM
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- LOUNGE
- IDEAL FOR BUY TO LET INVESTORS
- KITCHEN
- NO UPWARD CHAIN

Front door leading to:

SPLIT LEVEL ENTRANCE HALL

19'5" in length (5.94 in length)

Security door entry phone system, built in double door storage cupboard, frosted double glazed window to the side.

Door off entrance hall to:

LOUNGE

13'5" x 10'2" (4.1 x 3.1)

Double glazed windows to the front, double panelled radiator.

Opening off lounge to:

KITCHEN

10'1" x 5'4" (3.09 x 1.63)

Comprising stainless steel sink unit with mixer tap inset into work top, cupboard under, space for fridge/freezer to the side, matching work top to the side with inset ' BEKO ' gas four ring hob, electric oven under, drawers and cupboards to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, integrated extractor hood, further adjacent work top, storage cupboards under, complimented by matching wall units over, vinyl flooring, spot lighting.

Door off entrance hall to:

BEDROOM 1

13'6" x 8'11" (4.13 x 2.73)

Having a dual aspect, double glazed windows to the side having a westerly aspect, double glazed windows to the front, double panelled radiator.

Door off entrance hall to:

BEDROOM 2

10'2" x 9'7" (3.11 x 2.93)

Double glazed windows to the side having a westerly aspect.

Door off entrance hall to:

BATHROOM

Comprising panelled bath with hot and cold taps, twin hand grips, part tiled walls, ' TRITON ' independent shower unit with separate shower attachment, folding shower screen, pedestal wash hand basin with hot and cold taps, low level wc, single panel radiator, frosted double glazed windows, built in stoRage cupboard housing ' ALPHA ' gas fired combination boiler, vinyl flooring.

OUTGOINGS

MAINTENANCE :- £1800 PER ANNUM

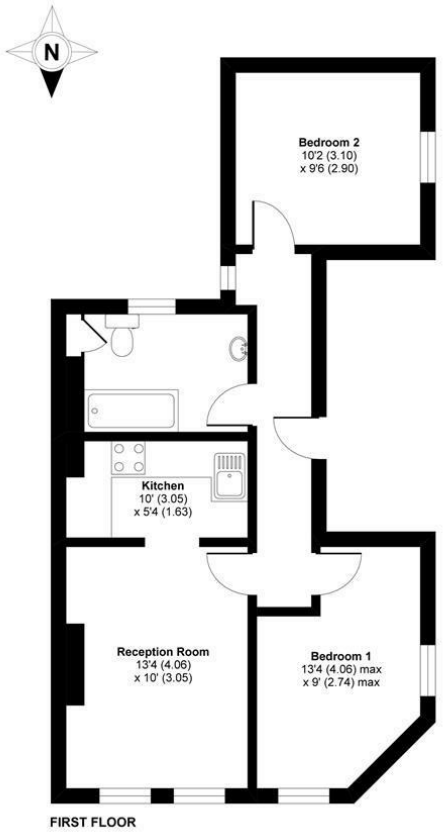
GROUND RENT :- NON-APPLICABLE

LEASE :- 113 YEARS REMAINING

Portland Road, Hove, BN3

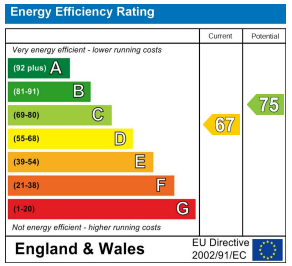
Approximate Area = 538 sq ft / 49.9 sq m

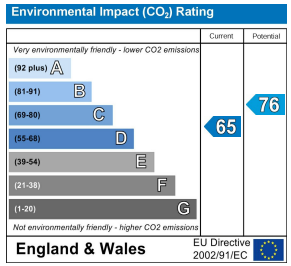
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 653007





Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate

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