

Wickhurst Road, Portslade, East Sussex BN41 2TE
Price £275,000 Leasehold



- Ground Floor Flat
- Two Double Bedrooms
- Fitted Kitchen
- Lounge
- Bathroom
- Front & Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	

A GROUND FLOOR garden flat is located within 1/2 mile of Portslade Village Centre. TWO DOUBLE BEDROOMS, lounge, FITTED KITCHEN WITH APPLIANCES, bathroom, gas central heating, upvc double glazing, OWN FRONT & REAR GARDENS

ENTRANCE HALL

via a frosted upvc double glazed front door, radiator, laminate flooring, doors to

LOUNGE

13'4 x 12' (4.06m x 3.66m)

fire place, radiator, upvc double glazed window

KITCHEN

9'10 x 9' (3.00m x 2.74m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB WITH FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas fired combination boiler, upvc double glazed window, upvc double glazed door to the garden

BEDROOM ONE

12'3 x 10'5 (3.73m x 3.18m)

radiator, dimmer switch, upvc double glazed window

BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)

radiator, upvc double glazed window

BATHROOM

7'1 x 5'7 (2.16m x 1.70m)

comprising of a panelled bath with mixer tap and shower attachment, wash hand basin with cupboard under, low level wc, part tiled walls, tiled floor, ladder style heated towel rail, frosted upvc double glazed window

REAR GARDEN

decking adjacent to the house, area of lawn, screened by panel fencing and shrubs, garden shed, side access

FRONT GARDEN

mainly laid to lawn, flower and shrub beds, NB: there is potential for off road parking

THE LOCATION

in a residential road that is within 1/2 mile Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band B

Lease: 101 years remaining

Maintenance: TBC

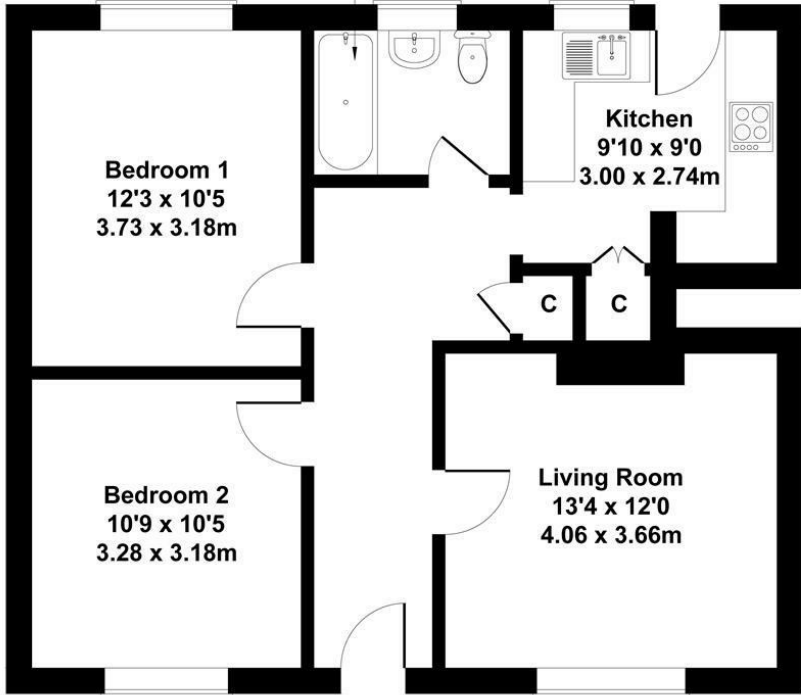
Ground Rent: £10 p.a.



Wickhurst Road, Portslade

Approximate Gross Internal Area
694 sq ft - 64 sq m

Bathroom
7'1 x 5'7
2.16 x 1.70m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.