



**Windlesham Close, Portslade, BN41 2AB**  
**£215,000 Leasehold**



- Newly Refurbished Apartment
- West Aspect Balcony
- Double Bedroom
- Study/Store Room
- Bathroom
- Kitchen/Breakfast Room
- Residents Parking
- Chain Free

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 80        |
| (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 newly refurbished top floor apartment with west aspect balcony & residents parking located with a short stroll to Portslade Village High Street which offers a lovely coffee shop, local park, gym convenience store and regular bus routes including the popular 1X which provides express access to local main line stations and Brighton city centre. Internally the apartment has been finished to a very high standard and is offered for sale chain free. The accommodation includes, double bedroom with fitted wardrobes, separate study/store room, kitchen/breakfast room, smart bathroom and a light & airy lounge with patio door opening onto the balcony. Ideal first time buy or investment.

**Communal Entrance Hall**

Staircase to all floors and residents parking, new composite front door to:

**Entrance Hall**

Access to roof storage via loft hatch, radiator, wood effect laminate flooring, internal doors to:

**Living Room**

Upvc double glazed window and door opening onto balcony with view across Portslade Village and allotments. radiator, newly laid carpets, open entrance to:

**New Kitchen/Breakfast Room**

Upvc double glazed window, wood effect laminate flooring, radiator, fitted breakfast bar with space for bar stools, part tiled walls, cupboard housing gas meter, wall mounted new gas combi boiler, re fitted wall & base units with matching drawers, ample working surfaces with inset stainless steel sink unit, built in ceramic hob with matching over and extractor hood, LED lighting.

**Study/Store Room**

Newly laid carpets, borrowed light from opening from kitchen, storage recess equipped with shelving, hanging rail, work surface with space and plumbing for washing machine below.

**Bedroom**

Upvc double glazed window, newly laid carpet, fitted wall to wall wardrobe range.

**New Bathroom**

Upvc double glazed window with privacy glass, part tiled walls, heated towel rail, vinyl flooring, illuminated bathroom mirror, pedestal wash hand basin, low level WC, panel enclosed bath with mixer taps and shower attachment, extractor fan.

**Balcony**

West aspect with views across Portslade Village and allotments, space for bistro style table and chairs

**Residents Parking**

Situated to rear of the block approached via Windlesham close.

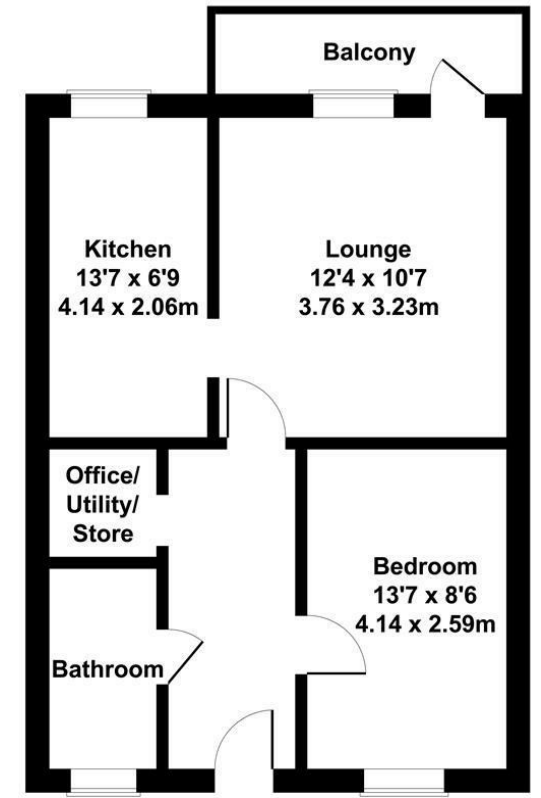
**Lease & Service Charge**

We are led to believe in good faith from the vendors that the balance of the lease is approx 87 years unexpired. Annual service charge for 2026 - 2027 £800. Ground Rent £10 per annum



**Copperas Gap, Portslade**

Approximate Gross Internal Area  
520 sq ft - 48 sq m



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.