

SINNOTT GREEN

Sales & Lettings



Foredown Road, Portslade, East Sussex BN41 2FT
£185,000 Leasehold



- Purpose Built Flat
- Lounge
- Modern Kitchen
- 17 ft Bedroom
- Bathroom
- Balcony
- Chain Free



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

Portslade Office
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This purpose built first floor flat offers spacious accommodation. The property requires some updating and is priced to reflect this. Lounge, MODERN KITCHEN, bathroom, 17 FT BEDROOM, West facing balcony, upvc double glazed windows, gas central heating, CHAIN FREE

communal entrance via intercom, stairs to the first floor, front door to

ENTRANCE HALL

radiator, two built in cupboards, doors to

LOUNGE

13' x 12'4 plus entranceway (3.96m x 3.76m plus entranceway)

cupboard housing gas fired boiler, bookcase, telephone point, cable tv point, upvc double glazed window

KITCHEN

11'9 x 6'1 (3.58m x 1.85m)

fitted with modern matching white gloss units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING INDUCTION HOB, FITTED EXTRACTOR HOOD, BUILT IN ELECTRIC OVEN, appliance space, built in shelved cupboard, radiator, upvc double glazed window, upvc double glazed door to

BALCONY

BEDROOM

17'6 x 10'6 (5.33m x 3.20m)

radiator, upvc double glazed window

BATHROOM

a white suite comprising of a panelled bath with separate shower unit, low level wc, pedestal wash hand basin, radiator, part tiled walls, frosted upvc double glazed window

THE LOCATION

within five minutes walk of local shops and amenities in Burlington Parade 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

Lease 125 years from 1995 (96 years remaining)

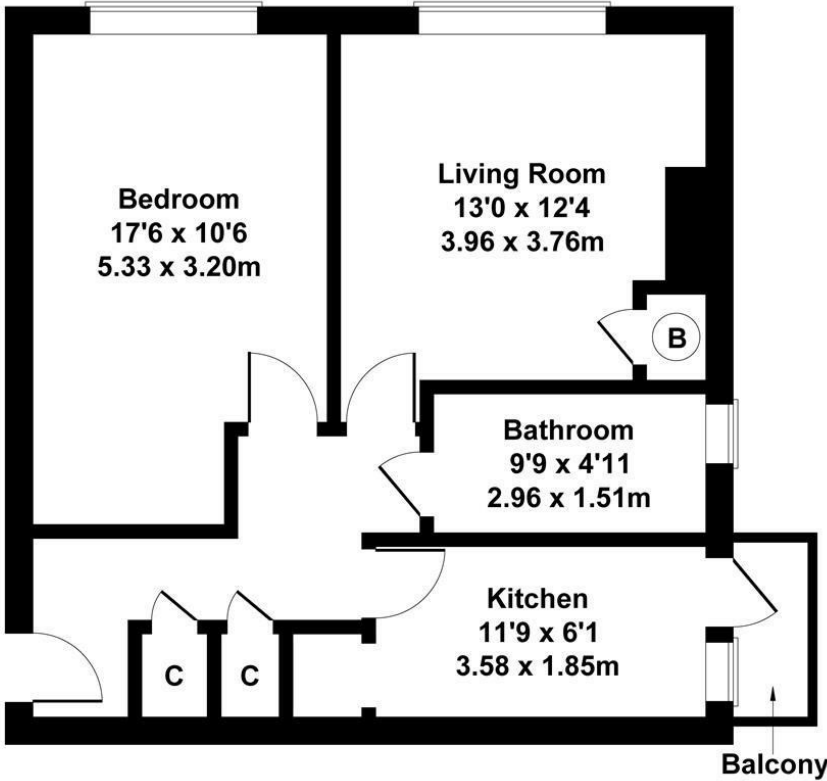
Maintenance £694.68 for last full year

Ground Rent £10 per annum



Parker Court, Portslade

Approximate Gross Internal Area
603 sq ft - 56 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.