



Rowan Close, Portslade, East Sussex BN41 2PT
£300,000 Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



- **Spacious First Floor Luxury Apartment**
- **Two Double Bedrooms**
- **Re Fitted Open Plan Kitchen Living Space**
- **Modern Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Allocated Parking Bay**

A very spacious luxury first floor apartment forming part of a modern block constructed In 2016 and located In a quiet setting on the fringes of Portslade Old Village within a short stroll to the High Street which offers local schools & shops for day to day needs, Easthill Park, a regular bus service, coffee shop/cafe, pubs and a Gym.

Communal Entrance

Approached via security Intercom, wood flooring, staircase to first floor, door to:

Entrance Hall

Radiator, deep built in store cupboard housing gas combi boiler, halogen lighting, video Intercom, doors to:

Open Plan Kitchen/Living Space

Large upvc double glazed window with south aspect, radiator, halogen lighting, satellite, digital radio, telephone/broadband and TV aerial points, fitted breakfast bar with space for bar stools and cupboards below. part wood flooring In kitchen area, radiator, wall mounted digital heating controls and timer, re-fitted kitchen comprising central island with cupboards and drawers below, fitted wall & base units with matching drawers, ample working surfaces with matching splashbacks and Inset sink unit, part tiled walls, space & plumbing for washing machine, four ring hob, fan assisted oven & extractor hood.

Bedroom One

Upvc double glazed window with part patterned glass, radiator, fitted clothes hanging rails,

Bedroom Two

Upvc double glazed window with part patterned glass, radiator, built in wardrobe cupboard with shelving, fitted triple wardrobes.

Bathroom

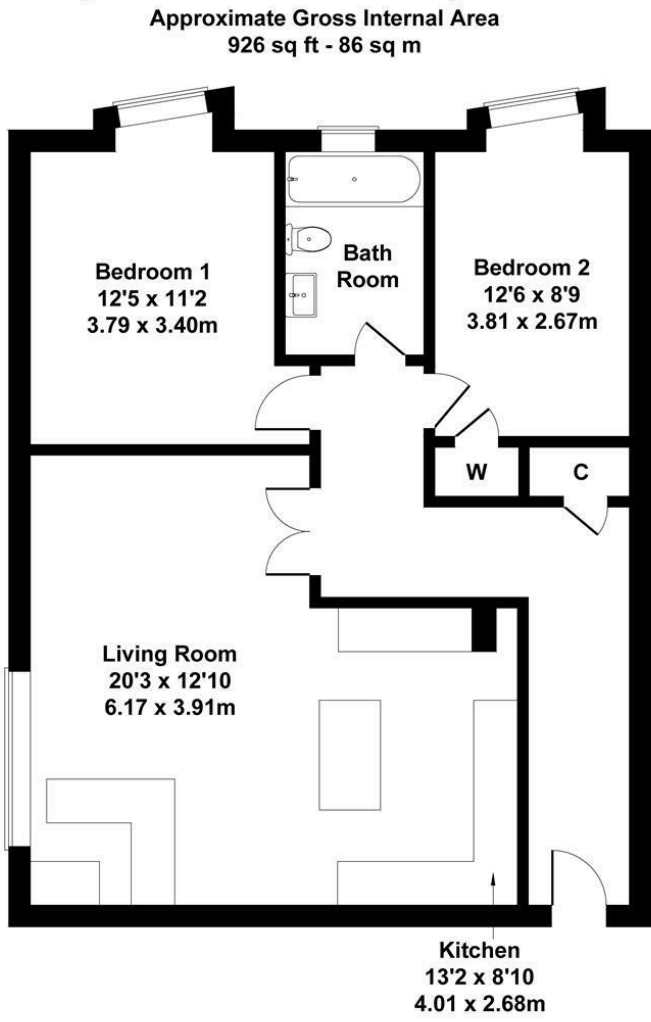
Upvc double glazing with patterned glass, tiled flooring, heated towel rail, part tiled walls, halogen lighting, extractor fan, low level WC, vanity wash basin, panel enclosed bath with mixer taps & shower attachment, thermostatic mixer shower with glazed screen.

Outside & Parking

Communal gardens, bike store & allocated parking bay.

Service Charge & Lease

The sellers advises us in good the current half yearly service charge £768.07. Ground Rent half yearly £75. Balance of lease 125 years from 2016



Not to Scale. Produced by The Plan Portal 2024
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