



**Station Road, Portslade, East Sussex BN41 1DF**  
**£185,000 Leasehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- First Floor Flat
- One Bedroom
- Lounge With Bay Window
- Converted Loft Space/Storage
- Gas Central Heating
- Close To Town & Station
- Chain Free

A first floor converted flat located towards the Southern end of Station Road within a short walk to Portslade main town and Station. Features include, double bedroom, useful converted loft space/storage, spacious lounge with bay window, white bathroom, separate kitchen and gas central heating. Chain free.

**Entrance Hall**  
 Approached via private front door, radiator, staircase to first floor,

**First Floor Landing**  
 Doors to:

**Lounge**  
 Multi pane bay window, radiator, deep storage cupboard with shelving & light, fitted book shelves, staircase to:

**Bordered Loft Space/Storage**  
 Fully boarded, equipped with light, providing ample storage or occasional room.

**Kitchen**  
 Part tiled walls, vinyl flooring, fitted wall and base units with matching drawers, stainless steel sink unit, space and plumbing for washing machine and dishwasher, working surfaces with inset four ring gas hob, electric fan assisted oven and extractor hood, wall mounted gas combi boiler.

**Bathroom**  
 Upvc double glazed window, radiator, vinyl floor tiles, white suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with mixer taps and shower attachment.

**Bedroom**  
 Upvc double glazed window, radiator.

**Lease & Ground Rent**  
 We are led to believe in good faith form the sellers the balance of the lease is 125 years from 2000 (approx 99 years unexpired) with annual ground rent of £100. Annual building insurance approx £130. Maintenance 50% share when required.

**N.B**  
 The property is situated above small commercial premises (artist studio/gallery) and adjacent to a public house. Please refer to your mortgage provider/financial advisor to check eligibility for lending prior to viewing (if mortgage required)



**STATION ROAD**

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
 561 sq ft / 52.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
 750 sq ft / 69.7 sq m

