

SINNOTT GREEN

Sales & Lettings



Trafalgar Road, Portslade, East Sussex BN41 1GR
£180,000 Leasehold - Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
	EU Directive 2002/91/EC	



- Chain Free
- One Bedroom Flat
- Modern Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Close To Portslade Town & Station
- Share of Freehold

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A well presented raised ground floor converted flat forming part of a three story Victorian town house located close to Portslade town and mainline station. Internally the property enjoys large upvc double glazed windows, gas central heating, modern fitted kitchen & bathroom. Chain Free

Communal Entrance Hall

Approached via steps up from street level, door to:

Entrance Hall

Fitted carpets, replacement wood panel doors to:

Lounge

Upvc double glazed window to rear, fitted book shelves, radiator, fitted carpets, deep storage cupboard with shelving, entrance to:

Fitted Kitchen

Upvc double glazed window to rear, modern high gloss fitted wall & base units with matching drawers and wine rack, ample working surfaces with inset sink unit, matching breakfast bar, radiator, tiled flooring, space for tall fridge freezer, space and plumbing for washing machine, replacement gas combi boiler concealed in matching unit, inset four ring hob with matching oven and canopied extractor hood.

Bedroom

Upvc double glazed bay window to front, fitted carpets, radiator.

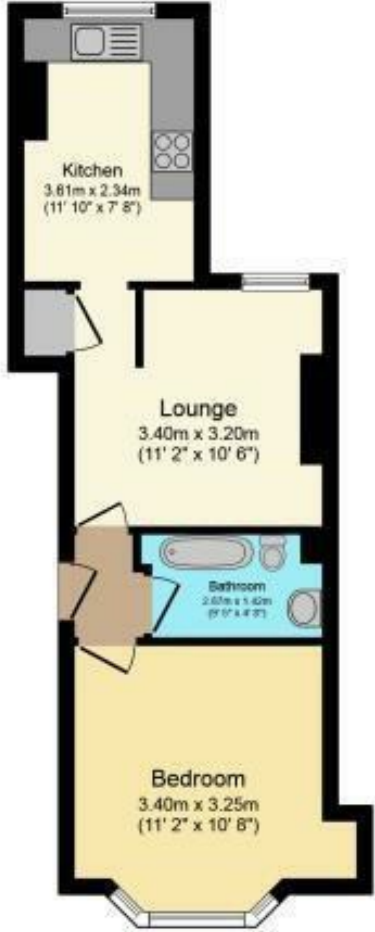
Re Fitted Bathroom

Halogen lighting, tiled flooring, fitted bathroom mirror & cabinet, low level WC, vanity wash hand basin, extractor fan, panel enclosed bath with tiled surround, thermostatic rain head mixer shower with glazed screen

Lease & Service Charge

We are led to believe in good faith from the sellers the balance of the lease is 125 years from 2010 including a share of the freehold

Service charge/maintenance 1/3 share of any works required. Annual buildings insurance approx £220



Floor Plan

Total floor area 38.0 sq. m. (409 sq. ft.) approx