

St. Aubyns Road, Portslade, East Sussex BN41 1PE
£250,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(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	



- Ground Floor Flat
- Two Double Bedrooms
- Private Rear Garden
- Modern Kitchen & Bathroom
- Well Presented Throughout
- Close to Fishergate Station

A well presented and much Improved purpose built ground floor garden flat. TWO DOUBLE BEDROOMS, lounge, MODERN KITCHEN & BATHROOM, double glazing, replacement gas combi boiler, PRIVATE REAR GARDEN, own private entrances from the street and to the rear garden, located In south Portslade, close to local shops for day to day needs, and to Fishersgate station.

Entrance Hall

Approached via private double glazed door from front garden & street, useful storage space for outside coats etc, wall mounted electric meters, open walk through to:

Lounge

Double glazed window, radiator, stripped wooden flooring, Victorian style cast Iron fireplace, central heating thermostat.

Inner Hallway

Stripped wooden flooring, built in storage cupboard housing replacement Vaillant gas combi boiler, Internal doors to:

Kitchen

Double glazed window over looking the rear garden, modern re-fitted wall and base units with matching drawers, tiled flooring, part tiled walls, ample working surfaces with inset stainless steel sink unit, space & plumbing for washing machine, Integral four ring gas hob with matching fan assisted electric oven, built in pantry style cupboard, double glazed door to garden.

Bathroom

Double glazed window with patterned glass, heated towel rail, low level WC, panel enclosed bath with mixer tap and shower attachment.

Bedroom One

Double glazed window, stripped wooden flooring, radiator, built in wardrobe cupboard.

Bedroom Two

Double glazed window over looking rear garden, stripped wooden flooring, radiator.

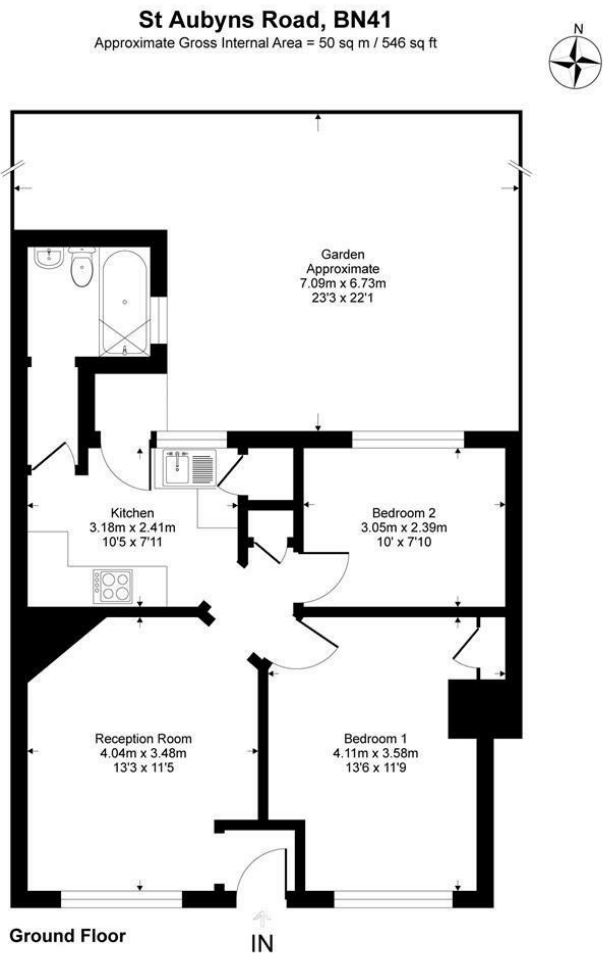
Private Front & Rear Gardens

Low maintenance design with timber decked terrace adjacent to the rear of the property, additional paved patio area, garden shed, outside tap, store cupboard, enclosed by timber panel fencing with gated rear access. Small low maintenance front garden with central pathway, flowerbeds and low level retaining wall.

Service Charge & Lease

We are led to believe In good faith from the sellers, that the balance of the lease is approximately 91 years unexpired with a £10 annual ground rent. Service charge approx £350 per annum.

Adur District Council tax band A



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green