

Drove Crescent, Portslade, East Sussex BN41 2TA
Guide Price £250,000 Leasehold



- Ground Floor Flat
- Private Front & Rear Gardens
- Modern Kitchen & Bathroom
- Conservatory
- Two Double Bedrooms
- Long Lease
- Chain Free
- Overlooking Green Space

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	

A ground floor purpose built flat with private front & rear gardens located in a quiet residential area set back from the road over looking green space. Internally the property offers spacious accommodation with modern kitchen & bathroom, two double bedrooms and open plan living room with adjacent conservatory. Additional features include low annual service charges, long lease and chain free.

Entrance Hall

Approached via private front door, meter cupboard, radiator, stripped wooden flooring, airing cupboard, storage cupboard, Internal doors to:

Lounge

Stripped wooden flooring, built in display shelving & cabinets, feature fireplace, radiator, open plan walk through to:

Conservatory

Upvc double glazed windows & double doors opening onto rear garden, wood effect laminate flooring, radiator.

Modern Kitchen

Double glazed window overlooking front garden and green space, stripped wooden flooring, fitted wall & base units with matching drawers, ample working surfaces with inset steel sink unit, part tiled walls, Integral five ring gas burner hob with matching fan assisted electric oven, space & plumbing for washing machine & dishwasher, built in storage cupboard housing replacement worcester combi gas boiler.

Bedroom One

Double aspect double glazed windows over looking front garden and green space, radiator, built in wardrobe cupboard,

Bedroom Two

Double glazed window over looking rear garden, radiator, built in double wardrobe range with sliding mirrored doors,

Modern Bathroom

Double glazed window with patterned glass, wood effect laminate flooring, fully tiled walls, heated towel rail, low level WC, vanity wash hand basin, panel enclosed bath with mixer taps and Triton shower unit over, glazed shower screen.

Front Garden

Low maintenance, mainly stone paved with raised flower beds.

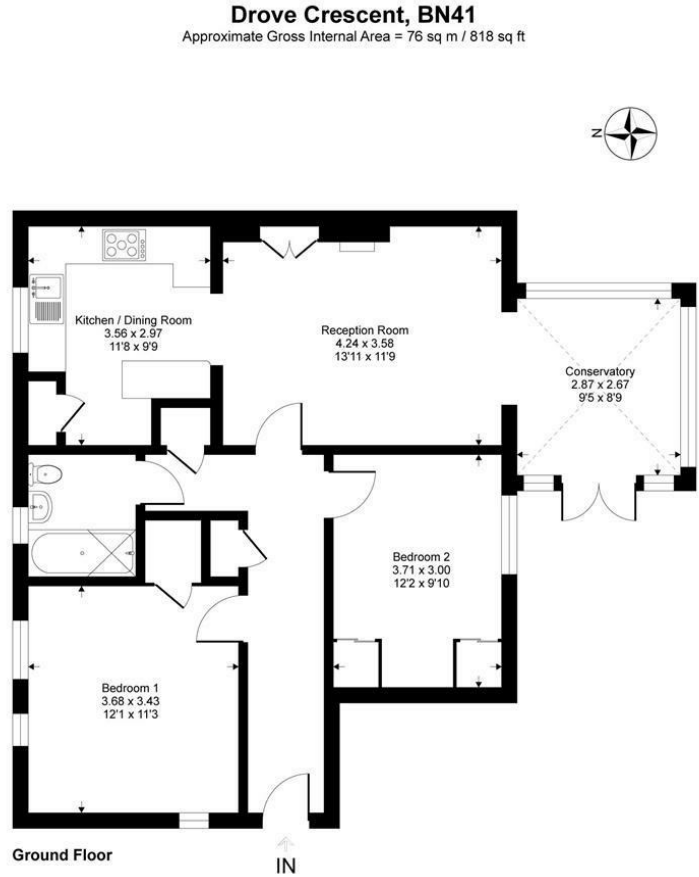
Rear Garden

Low maintenance, enclosed by timber panel fencing with gated side access, paved patio areas adjacent to rear of property, raised brick paved rear terrace, brick storage shed, outside bar equipped with power & light,

Annual Charges & Lease

We are led to believe in good faith from the sellers, the annual service charge payable to Brighton & Hove city council is approx £350. Ground rent £10 per annum. Balance of lease 125 years from 2008.

Council Tax Band B



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