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## Description

Robert Luff & Co are delighted to present this well presented three bedroom top floor apartment, ideally located just off of Boundary/Station Road in Portslade. A fine array of local shops, bars and restaurants are just moments away and Portslade mainline railway station is within a short walk. The generous accommodation features: South facing living room opening onto south facing balcony, modern fitted kitchen, bathroom and three generous bedrooms. Further benefits include: share of freehold and no onward chain

## Key Features

- THREE BEDROOMS
- TOP FLOOR MODERN APARTMENT
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- SOUTH FACING BALCONY
- CLOSE PROXIMITY TO PORTSLADE STATION



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#### Entrance Hall

**Living Room**  
**4.78 x 3.10 (15'8" x 10'2")**

**Kitchen**  
**2.90 x 1.88 (9'6" x 6'2")**

**Bedroom One**  
**3.35 x 2.90 (10'11" x 9'6")**

**Bedroom Two**  
**3.35 x 2.82 (10'11" x 9'3")**

**Bedroom Three**  
**2.90 x 2.18 (9'6" x 7'1")**

#### Bathroom

#### Agents Notes

Tenure: Share Of Freehold

Service Charge:

EPC Rating: C

Council Tax Band: B

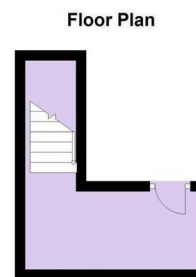


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## Floor Plan St. Aubyns Road



| 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                             |  | 76                      | 76        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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