



West Road, Brighton

Guide Price
£250,000
Leasehold

- THREE BEDROOM APARTMENT
- IDEAL INVESTMENT OR FIRST TIME BUY
- SEA VIEW
- SOUTH FACING BALCONY
- SPACIOUS ACCOMMODATION
- NEW LEASE ON COMPLETION

*** GUIDE PRICE £250,000 - £275,000 ***

Situated on the first floor of this purpose built block is this spacious apartment with three double bedrooms, South facing balcony with sea views and separate kitchen. Westland Court is situated on West Road which is within walking distance to Portslade and Fishersgate train stations, Fishersgate park, Vale park, local shops and also the beach.

The apartment comprises; separate kitchen, spacious living area with access to balcony, three double bedrooms, family bathroom and utility room.

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Accommodation

Entrance Hall

Front door leading to entrance hall. Two storage cupboards.

Separate WC

Low level flush WC. Tiled walls. Radiator. Double-glazed window.

Bathroom

Panel enclosed bath with shower over and mixer taps. Wash hand basin. Radiator. Two double-glazed window.

Lounge 15'37 x 13'82 (4.57m x 3.96m)

Double-glazed window to front. Doors leading to balcony. Radiator.

Bedroom One 13'66 x 10'37 (3.96m x 3.05m)

Double-glazed window to front. Radiator.

Bedroom Two 14'30 x 8'38 (4.27m x 2.44m)

Double-glazed window to side. Radiator.

Bedroom Three 9'94 x 7'42 (2.74m x 2.13m)

Double-glazed window to front. Radiator.

Kitchen

A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor fan over. Boiler. Double-glazed window to rear.

Utility Room 10'52 x 5'5 (3.05m x 1.65m)

Space and plumbing for washing machine. Space for fridge/freezer. Storage.

Balcony

South facing balcony with sea views.

Agents Notes

Lease: New lease on completion

Service Charge: £1000 PA

Ground Rent: £20 PA

Council Tax: TBC

EPC: TBC - Was previously C



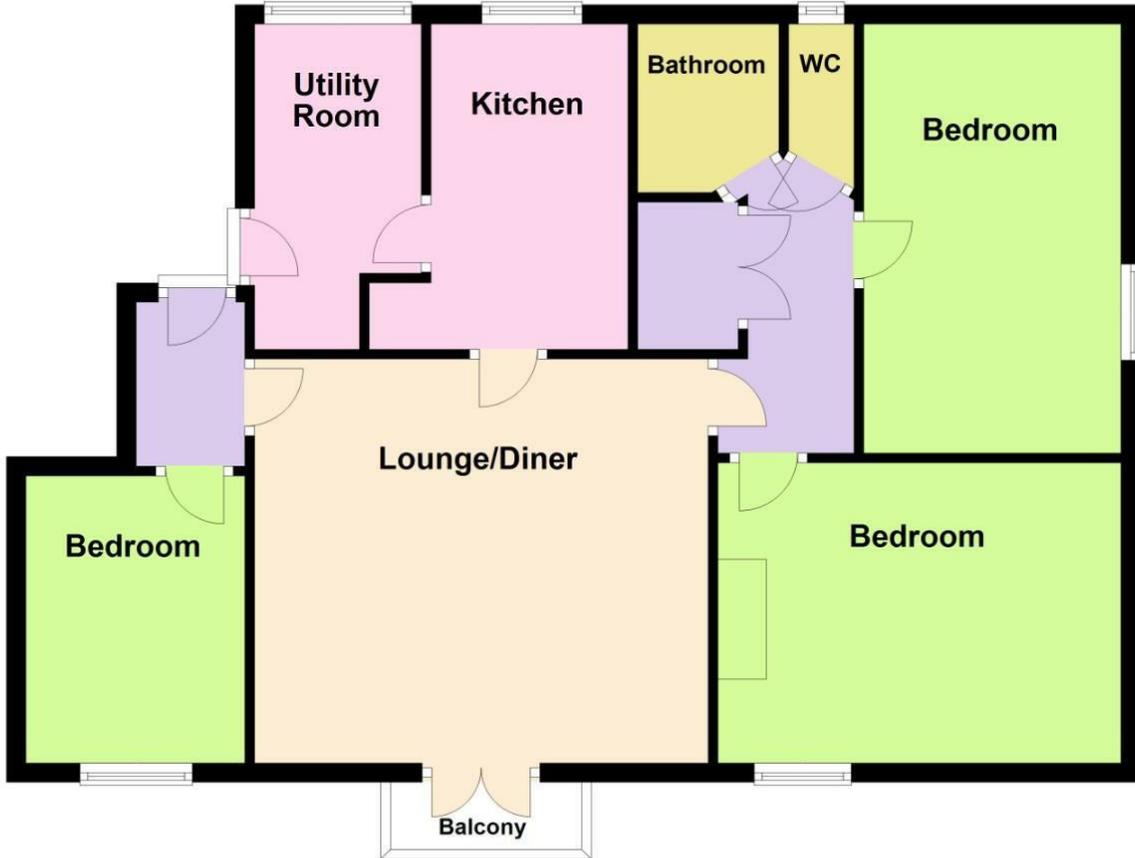
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Floor Plan

Approx. 77.8 sq. metres (837.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 sq. feet)

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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