



Victoria Road, Brighton

Price
£275,000
Leasehold

- TWO DOUBLE BEDROOM • CENTRAL PORTSLADE APARTMENT LOCATION
- CLOSE TO LOCAL AMENITIES
- PARKING
- NO ONWARD CHAIN
- LONG LEASE

Robert Luff & Co are delighted to present this two bedroom apartment situated on Victoria Road in popular Portslade. The property is ideally located just a few minutes' walk from Boundary/Station Road with its fine array of local shops, supermarkets, bars and restaurants. Portslade mainline railway station offers easy access to Brighton and London and Hove Lagoon is within a one mile radius.

Accommodation currently offers; Kitchen/Dining area, spacious living area, two double bedrooms and fitted shower room. Other benefits include a long lease and first come first serve parking.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 11'77 x 10'92 (3.35m x 3.05m)

Living Area 14'47 x 13'95 (4.27m x 3.96m)

Bedroom One 14'49 x 11'97 (4.27m x 3.35m)

Bedroom Two 13'68 x 8'64 (3.96m x 2.44m)

Shower Room

Agents Notes

Leasehold: Approx 960 years remaining

Service Charge: £945 PA

Ground Rent: £28 PA

EPC: C

Council Tax: B



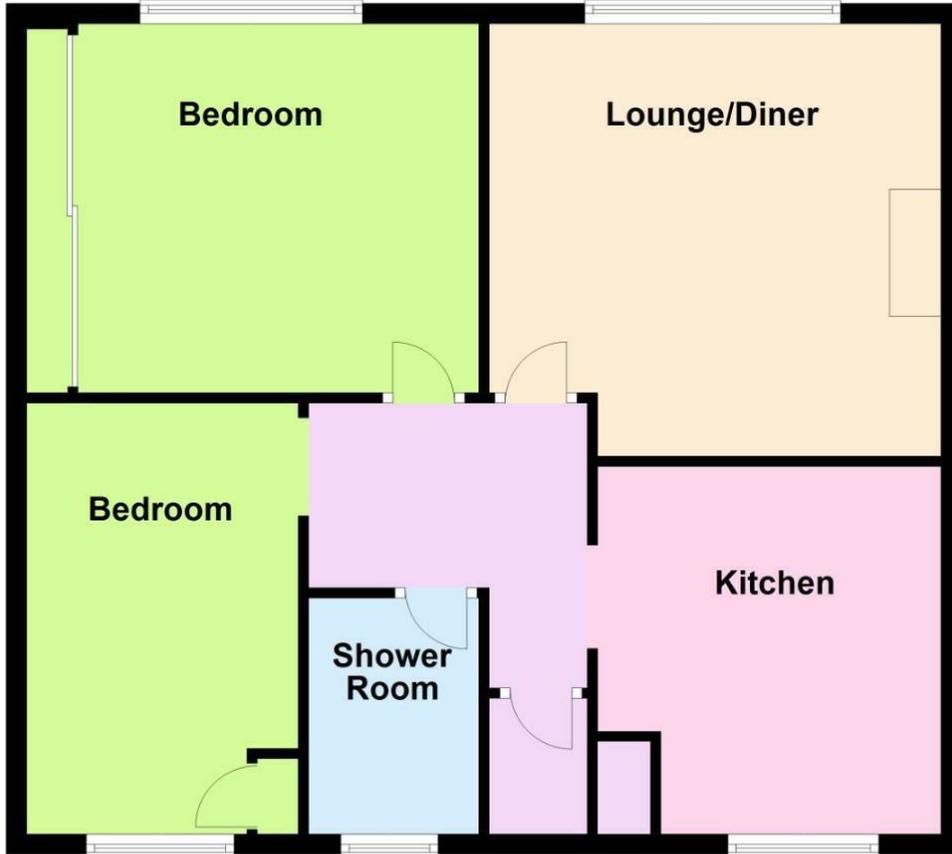
28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Floor Plan

Approx. 71.1 sq. metres (764.9 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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