



Old Mill Close, Brighton



Guide Price
£250,000
Leasehold

- THREE BEDROOM FIRST FLOOR FLAT
- COMMUNAL GARDENS
- SPACIOUS LOUNGE/DINING ROOM
- SEPARATE KITCHEN
- WALKING DISTANCE TO FISHERSGATE STATION
- VIEWS OVER RIVER ADUR

GUIDE PRICE OF £250,000 - £260,000

Conveniently located to the shops and amenities of Fishersgate and Portslade, this impressively sized first floor flat benefits from easy access to central Brighton and Hove. Set back from the coastal road in a well-maintained purpose built complex surrounded by communal gardens, a beautifully light and bright interior features a large living room, three bedrooms, separate kitchen and a family bathroom. The apartment is situated in the heart of Portslade, a short walk to Fishersgate train station (6 minutes / 0.4 miles) with connections along the coast and to London. Nearby Fishersgate Park offers a play park and café; excellent shopping facilities in Boundary Road are also within easy walking distance.

Robert
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Accommodation

Entrance Hall

Lounge/Diner 15'4" x 13'10" (4.67m x 4.22m)

Kitchen 10'5" x 6'7" (3.20 x 2.03)

Bedroom One 13'7" x 10'5" (4.15 x 3.18)

Bedroom Two 14'3" x 8'8" (4.35 x 2.66)

Bedroom Three 11'1" x 5'6" (3.40 x 1.68)

Bathroom

WC

Agents Notes

Tenure: Leasehold Approx. 171 Years Remaining

Maintenance: £785.18

Ground Rent: £0

EPC Rating: C

Council Tax Band: B

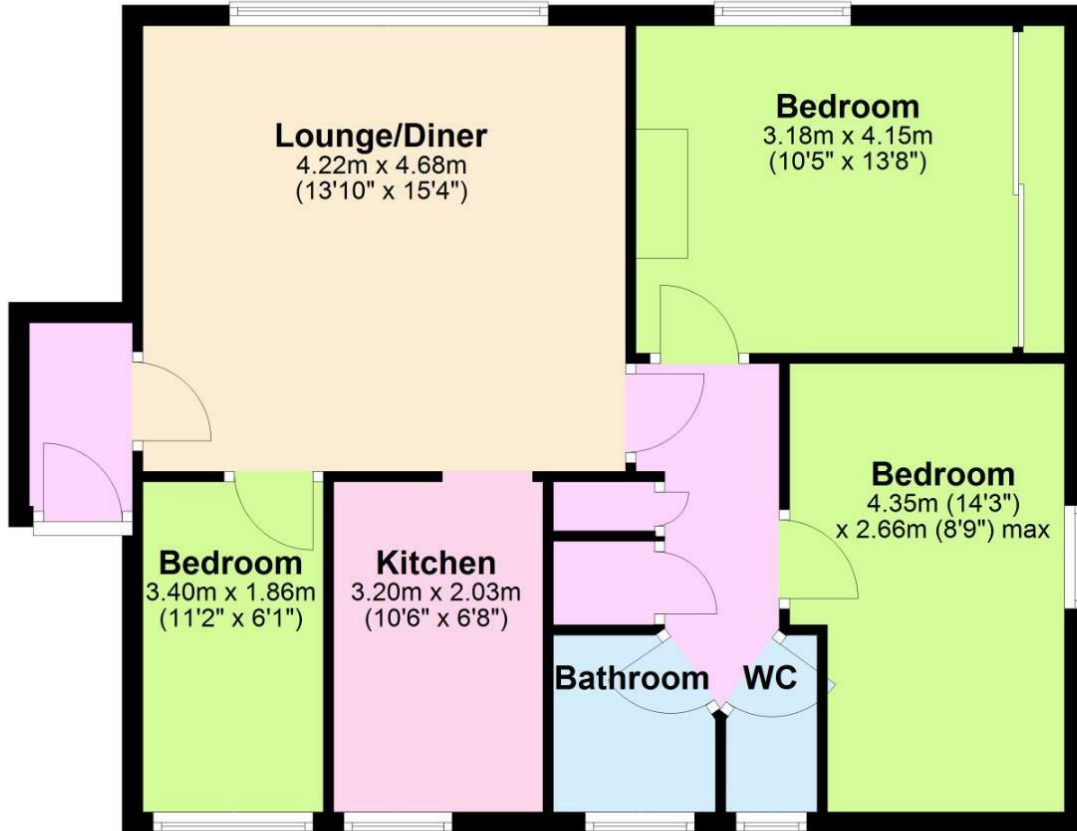


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Floor Plan

Approx. 69.6 sq. metres (749.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 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 | | 79 | 80 |
| 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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