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Description

*** GUIDE PRICE OF £325,000 - £350,000***

Robert Luff & Co are delighted to bring to market this spacious two bedroom ground floor flat. St Andrews Road is situated in a quiet residential street off popular Boundary Road this property is just minutes away from a huge variety of cafes, shops and bus routes. Portslade Train Station which has direct links into Brighton and London Victoria is located at the top of Boundary Road and the seafront is approximately 0.5km in distance.

Accommodation offers; spacious lounge/diner, separate kitchen, two double bedrooms and a modern family bathroom. Other benefits include; a private South facing garden.



Key Features

- SOUTH FACING GARDEN
- TWO SPACIOUS BEDROOMS
- GROUND FLOOR FLAT
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY



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Hallway

Bedroom One

3.56 x 3.96 (11'8" x 12'11")

Bedroom Two

4.15 x 3.25 (13'7" x 10'7")

Shower Room

Kitchen

2.62 x 3.59 (8'7" x 11'9")

Living Room

3.94 x 3.59 (12'11" x 11'9")

Agent Notes

Lease Length: 115 Years

Remaining

Service Charge: £2627.50 Per Annum

Ground Rent: £100 Per Annum

EPC: Rating D

Council Tax: Band B



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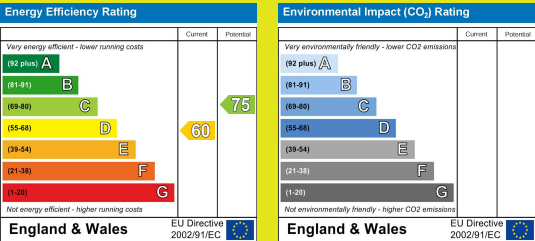
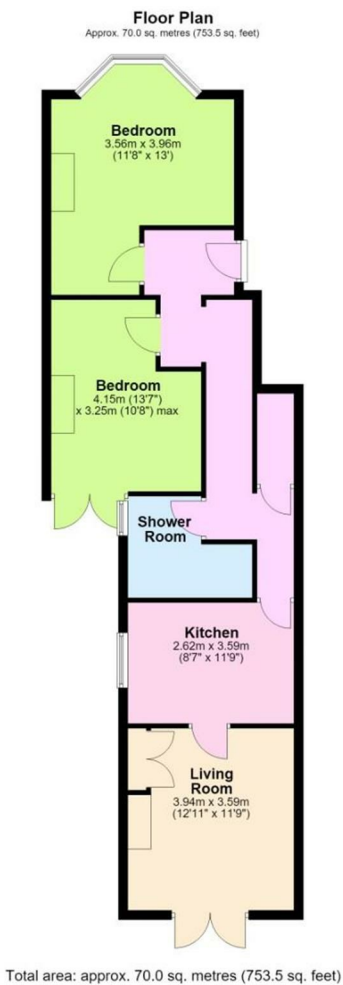
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Floor Plan St. Andrews Road



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.