



Southdown Avenue, Portslade

Asking Price
£250,000
Share of Freehold

- A BEAUTIFULLY PRESENTED ONE-BEDROOM GARDEN APARTMENT
- LANDSCAPED REAR GARDEN
- EXCELLENT COMMUTER LINKS
- SHARE OF FREEHOLD
- MATURE FRONT GARDEN
- PERIOD FEATURES THROUGHOUT, INCLUDING FEATURE FIREPLACES, WOODEN FLOORBOARDS & PICTURE RAILS
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY

STYLISH AND SPACIOUS 1 BEDROOM GARDEN FLAT WITH ELEGANT PERIOD FEATURES

Robert Luff & Co. are delighted to bring to market this conveniently located ground-floor apartment in the South Portslade area. It is within close reach of Portslade train station with commuter links to London and Brighton and also easy access to the A23/A27. Nearby Boundary Road, with its array of local shops, restaurants and supermarkets, offers good local bus services to Brighton and Hove. Victoria Recreation Ground is just a short walk away. Close to GP surgery, nursery, school and library.

**Robert
Luff & Co**
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Set back in a quiet cul-de-sac, the accommodation currently offers:

- Spacious living area with wooden floorboards, period fireplace and square bay window
- Newly carpeted double bedroom with feature fireplace and fitted cupboard
- Fitted bright bathroom with wooden floorboards, white wood panelling and heritage suite
- Fully fitted kitchen with wooden floorboards, ample cupboards and glazed back door
- Hallway with wooden floors and two storage cupboards
- Established front garden and back garden including shed
- Other benefits include a share of freehold and no onward chain

Front Garden

Entrance Hall

Living Room 13'7 x 10'5 (4.14m x 3.18m)

Bedroom 13 x 10'8 (3.96m x 3.25m)

Kitchen 14'2 x 6'10 (4.32m x 2.08m)

Bathroom

Landscaped Rear Garden

AGENTS NOTES

SHARE OF FREEHOLD - 989 YEARS REMAINING ON THE LEASE

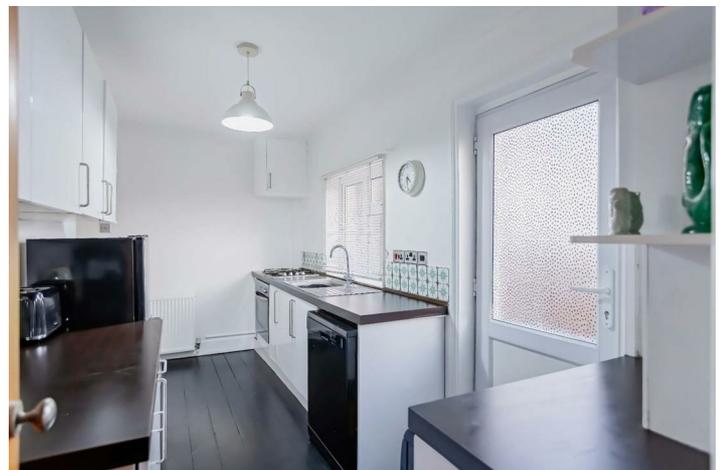
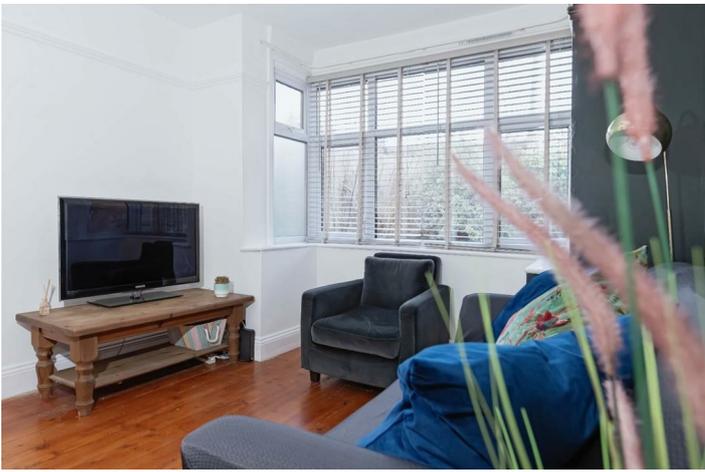
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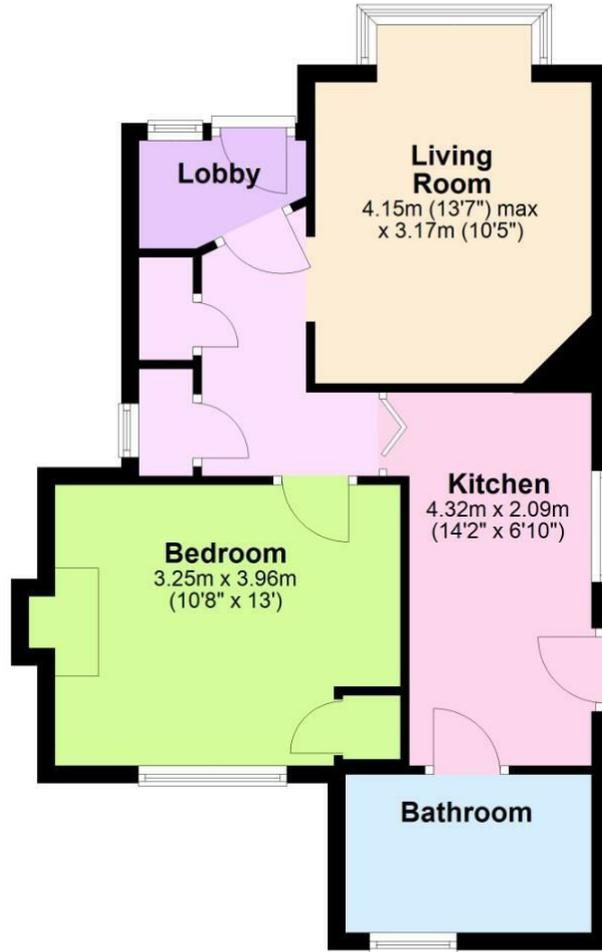
COUNCIL TAX: A



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Floor Plan



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		69	72
		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	

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.