



West Road, Portslade

- TWO DOUBLE BEDROOMS
- SECOND FLOOR FLAT
- SOUTH FACING BALCONY
- CLOSE PROXIMITY TO PORTSLADE AND FISHERSGATE STATIONS
- IDEAL FIRST TIME BUY
- LOCKABLE STORAGE ROOM

Asking Price

£180,000

Leasehold

Recently reduced, this spacious two-bedroom apartment offers a fantastic opportunity for buyers looking to modernise a property to their own taste.

Situated on the second floor of the popular Westland Court, the apartment offers well-proportioned accommodation comprising two double bedrooms, a separate kitchen, family bathroom and a spacious lounge opening onto a south-facing balcony with attractive sea views.

Ideally positioned on West Road, the property is within easy walking distance of Portslade and Fishersgate stations, local parks and shops, as well as a ten minute walk to the seafront and beach.

A secure ground-floor storage area is also included with the property.

Robert Luff & Co
Sales | Lettings | Commercial

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



Accommodation

Entrance Hall

Lounge 15'5" x 14'1" (4.70 x 4.30)

Kitchen/Breakfast Room 13'1" x 9'10" (4.00 x 3.02)

Bedroom One 11'9" x 10'9" (3.60 x 3.30)

Bedroom Two 14'1" x 8'6" (4.30 x 2.60)

Bathroom 8'2" x 5'6" (2.50 x 1.70)

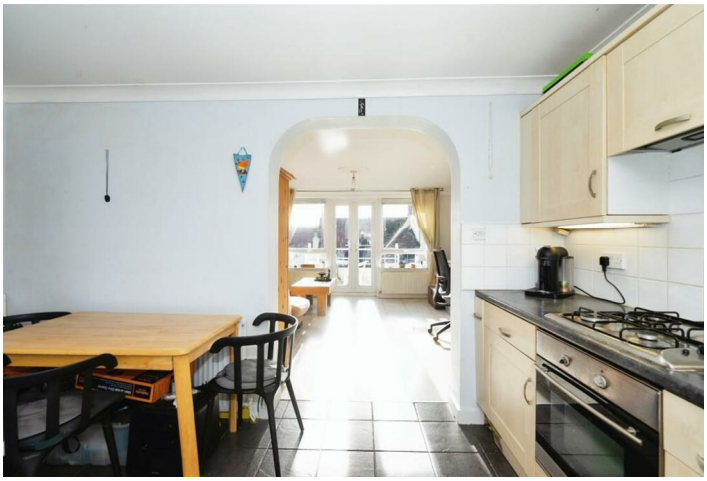
South Facing Balcony

Agents Notes

Tenure: Leasehold
Service Charge: TBC
Ground Rent: TBC
Council Tax Band: B
EPC Rating: D

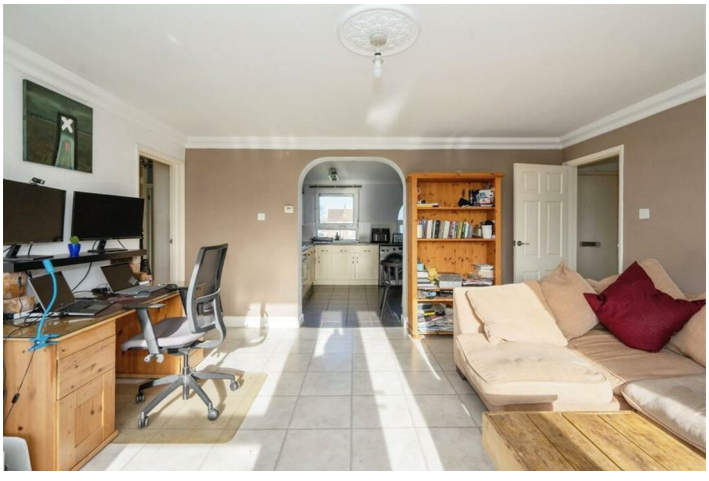
28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk













28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

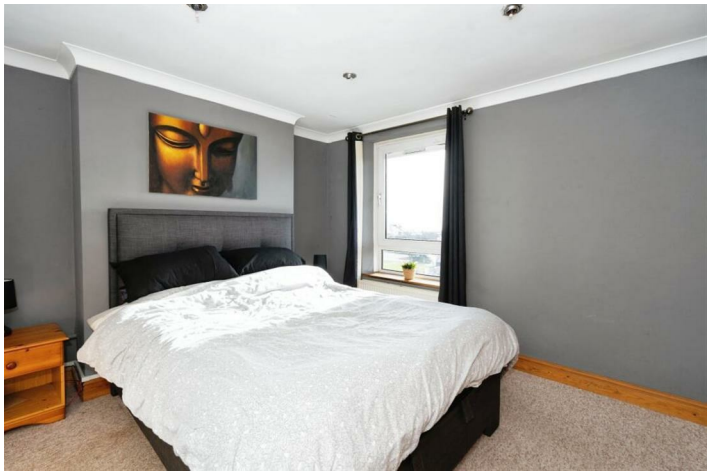






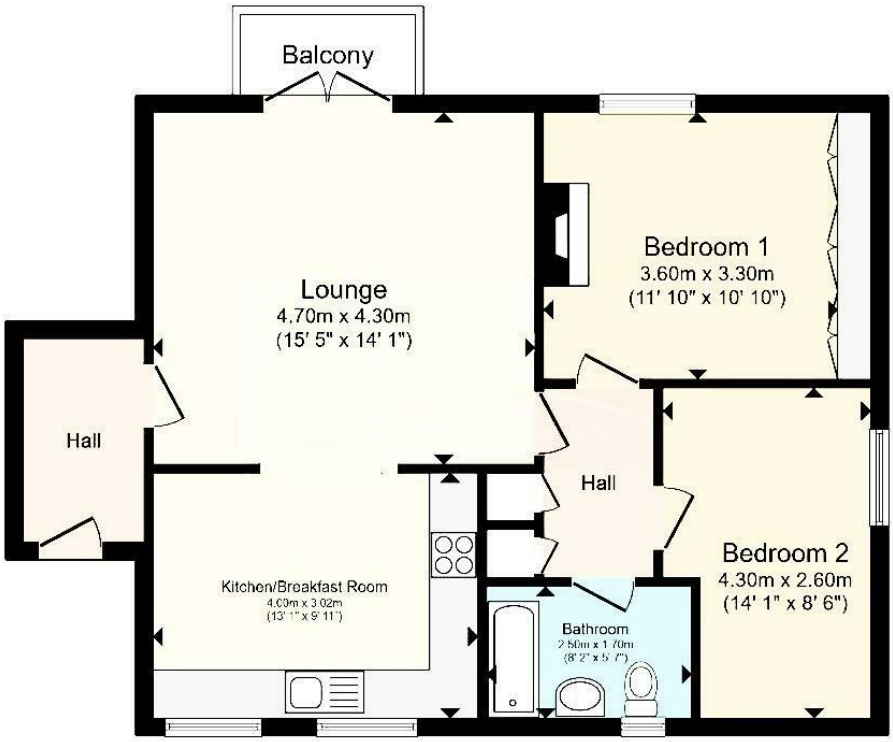






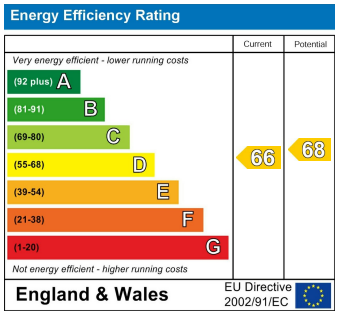
28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

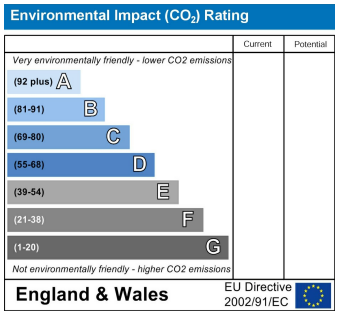
Floorplan



Total floor area 69.5 m² (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party





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.

28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk