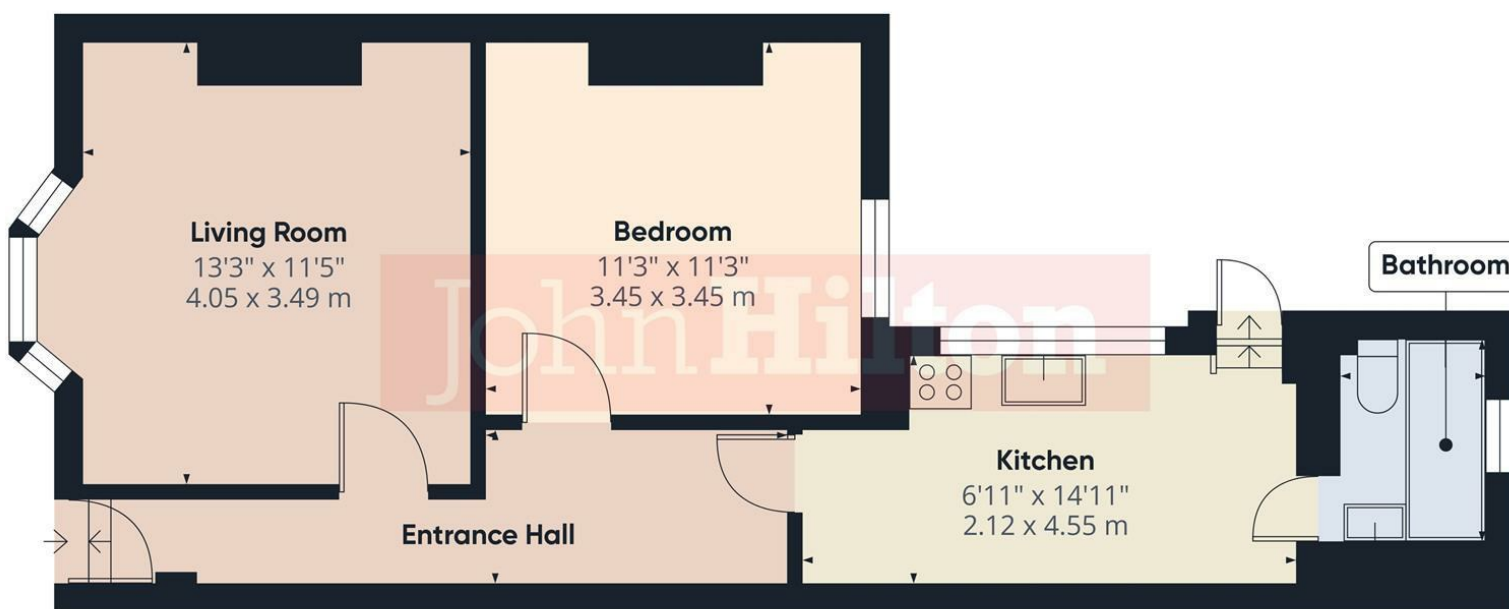


JohnHilton

JohnHilton

Est 1972



Total Area Approx 485.98 sq ft

17A Sheldale Road, Portslade, BN41 1LE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£210,000

Leasehold - Share of Freehold

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17A Sheldale Road Portslade BN41 1LE

John Hilton's are delighted to offer this one-bedroom lower ground floor flat in Portslade with rear courtyard garden, being sold with NO ONWARD CHAIN, SHARE OF FREEHOLD and NEW 999-YEAR LEASE.

A long entrance hall leads to a spacious living room located at the front of the property with a large south-facing double glazed bay window, which was replaced in November 2024. There is a decent sized double bedroom and the kitchen is fitted with matching wood-effect units at eye and base level with square-edged worktops, integrated oven and gas hob, and space and plumbing for appliances including washing machine, tumble dryer, dishwasher and under-counter fridge, with windows and door onto the rear garden. The bathroom is located at the rear of the property and has a white suite comprising a bath with shower over and glass shower screen, pedestal wash basin and low-level WC, plus an 'Ideal' gas boiler. The L-shaped garden is north-facing but allows the sunsets from the west to stream into the courtyard, enjoying the evening sun.

Sheldale Road is within walking distance of Portslade and Fishersgate train stations, Victoria Park, Vale Park, local shops, junior schools and the seafront, with excellent bus links into Brighton city centre, Royal Sussex County Hospital and Brighton Marina via the number 1 and 1X.

This property would suit a buy to let investor looking to expand their portfolio or first-time buyer looking to purchase their first home. Viewing is highly advised.



- NO ONWARD CHAIN
- One-Bedroom Apartment
- Share of Freehold with 999-Year Lease
- Spacious Lounge & Separate Kitchen
- Lower Ground Floor with Rear Courtyard
- Double Glazing Throughout
- Walking Distance to Train Stations
- Proximity to Local Schools & Seafront
- Excellent Transport Links
- Gas Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**