## John **Hilton**

Est 1972





Total Area Approx 792.43 sq ft

Maisonette, 17 Shelldale 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

£270,000 Leasehold - Share of Freehold



















## Energy Efficiency Rating Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (1-20) G Not energy efficient - higher running costs England & Wales

Council Tax Band: **B** 

- NO ONWARD CHAIN
- Share of Freehold
- 999-Year Lease
- Ground & First Floor Maisonette
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing Thgoughout
- Proximity to Local Schools
- Excellent Transport Links
- Walking Distance to Seafront

## Maisonette 17 Shelldale Road Portslade BN41 1LE

John Hilton's are delighted to offer this two-bedroom maisonette in Portslade, being sold with NO ONWARD CHAIN and SHARE OF FREEHOLD with a long 999-year lease.

The entrance hall with decorative ceiling coving leads into the south-facing living room, currently used as a bedroom, with a double glazed bay window. The modern kitchen is presented in good order with matching eye and base level cupboards, marble-effect work surfaces with space and plumbing for a washing machine and space for freestanding oven and fridge-freezer, and the bathroom to the rear of the ground floor comprises a panelenclosed bath with shower mixer tap, pedestal wash basin and low-level WC.

On the first floor you have two good sized double bedrooms, the main bedroom currently being used as the living room, and access to the loft space which has potential for conversion (subject to usual consents).

Shelldale 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.





