



SINNOTT GREEN

Sales &
Lettings

Trafalgar Road, Portslade, East Sussex, BN41 1GU



Offers In Excess Of: £190,000

- Smart First Floor Flat
- Spacious Living/Dining Room
- Modern Kitchen & Showerroom/WC
- Double Bedroom With Fitted Wardrobes
- Gas Central Heating & Double Glazing
- Close To Park, Station & Town

Portslade Office

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SPACIOUS & WELL PRESENTED CONVERSION FLAT WHICH OCCUPIES THE TOTAL FIRST FLOOR & LOFT SPACE. Additional features include double bedroom with fitted wardrobes, west aspect lounge/diner, gas central heating, double glazing, modern fitted kitchen & showeroom.

Agents Notes

In our opinion this smart well presented first floor flat offers ample accommodation due to its large west aspect lounge which also provides enough space for a dining table. The flat enjoys loads of natural light combined with neutral colour tones and wood effect laminate flooring. The location is great and central, everything is within a 10 minute walk including the station, park and the main shopping parade at Boundary Road. We also like the private street entrance which provides a more private feel rather than the usual communal entrances. If you like the sound of the flat you won't be disappointed on closer inspection. We therefore recommend a viewing as soon as possible to avoid disappointment as we're confident the property will be snapped up!!!!

Private Street Entrance

Approached via double glazed front door at street level, staircase leading to:

First Floor Landing

Access to loft storage space, built cupboard with shelving, internal doors to:

Lounge/Dining

A bright and airy west aspect room with large upvc double glazed bay window, wood effect laminate flooring, space for dining table, radiator, telephone & broadband points, halogen bulb wall lights.

Bedroom One

Upvc double glazed window to rear aspect, radiator, full width fitted wardrobe range.

Kitchen

Upvc double glazed window to rear aspect, modern fitted wall & base units with matching drawers, solid wood working surfaces with inset sink unit & drainer, part tiled walls, wall mounted gas combo boiler, radiator, space & plumbing for washing machine, space for gas cooker, integral fridge/freezer.

Showeroom/WC

Upvc double glazed window with patterned glass, extractor fan, fully tiled walls & flooring, heated towel rail, WC, pedestal wash hand basin, tiled corner cubical with thermostatic mixer shower, fitted bathroom mirror.

Balance Of Lease

We are led to believe in good faith from the seller that the balance of the lease is approx 93 years. An annual contribution towards the building insurance amount to £125

