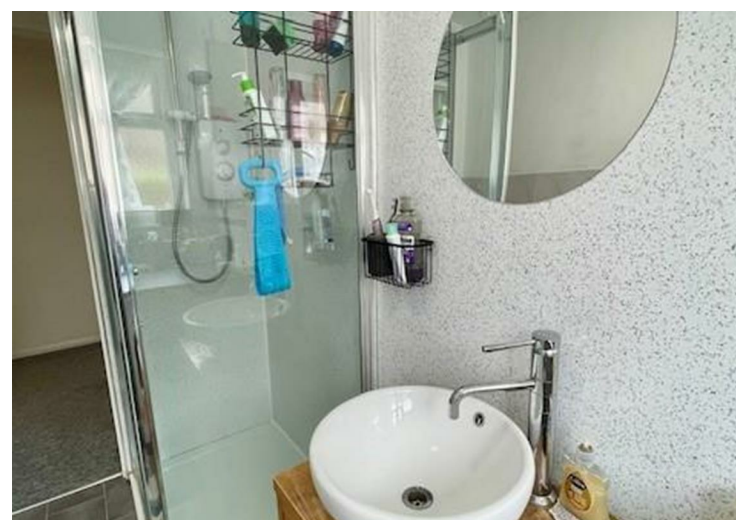
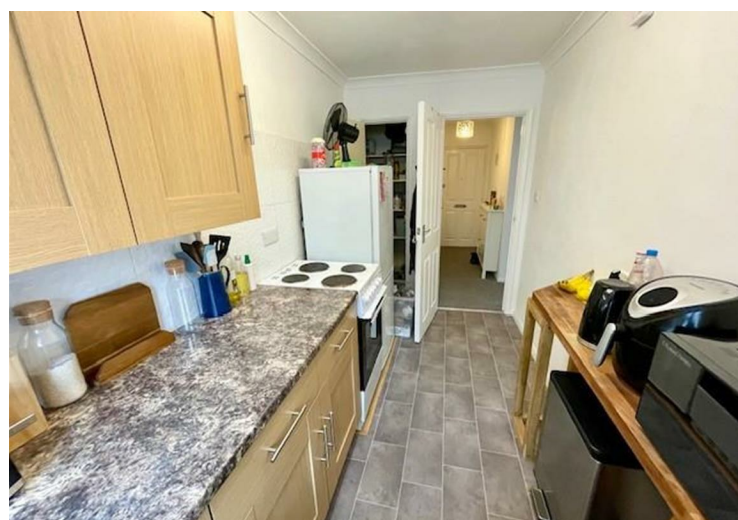
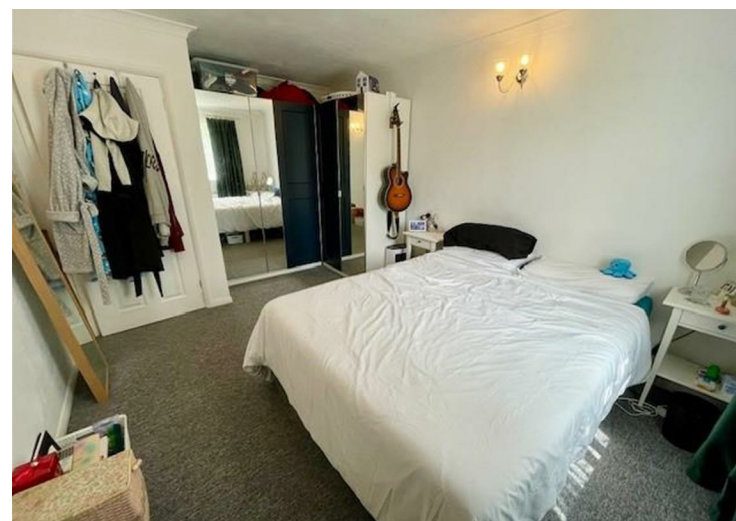
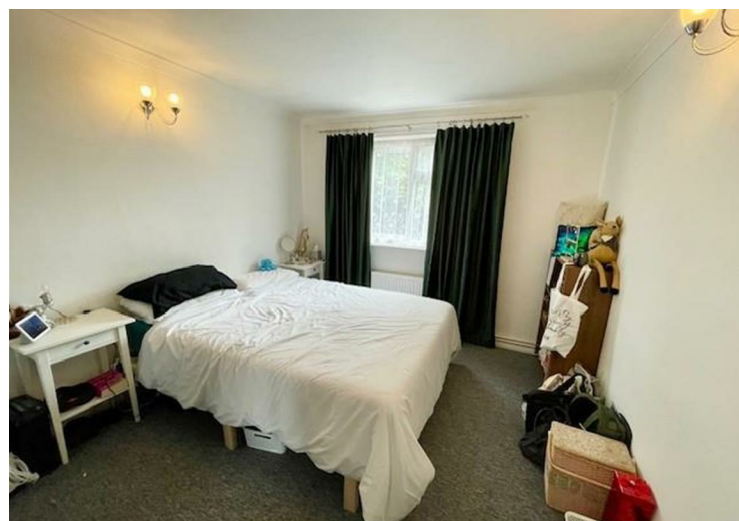


SINNOTT GREEN

Sales & Lettings



Drove Road, Portslade Old Village, East Sussex BN41 2PA
£200,000 Leasehold



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	75	77
	EU Directive 2002/91/EC	



- Ground Floor Flat
- Purpose Built
- Modern Fitted Kitchen & Showerroom/WC
- Double Bedroom
- Portslade Village Location
- Chain Free
- Extended Lease

Portslade Office
 35 South Street, Portslade, East Sussex BN41 2LE
 Tel: 01273 430 880 Email: portslade@sinnottgreen.com
 www.sinnottgreen.com

This spacious ground floor flat is in a lovely location in the heart of Portslade Village close to local shops, bus route & amenities. Features include, long lease, modern fitted kitchen & shower room, gas central heating, upvc double glazing, security entry phone system, communal grounds and lockable store cupboard

Communal Entrance

Via security entry phone, useful lockable storage cupboard, private front door to

Entrance Hall

Built in double and single storage cupboards,security entry phone, telephone point, radiator, new fitted carpets, internal doors to

Lounge

Double radiator, new fitted carpets, upvc double glazed window over looking gardens..

Fitted Kitchen

Comprising sink unit, adjacent working surfaces, base and eye level units, electric oven & hob, fridge freezer, part tiled walls,, built in larder cupboard, wall mounted gas combination boiler, new vinyl flooring, upvc double glazed window

Double Bedroom

Double radiator, two wall lights, upvc double glazed window over looking gardens.

Showeroom/WC

New tile effect vinyl flooring, glazed shower cubicle with electric thermostatic unit, low level WC, wash hand basin set in vanity unit with cupboard under, ladder style heated towel rail, part tiled, space and plumbing for washing machine with fold up work surface over, frosted upvc double glazed window, extractor fan.

Communal Gardens

Well maintained with lawn and flower beds, communal washing lines.

Lease & Service Charge

We are led to believe in good faith from the sellers the balance of the lease is 178 years unexpired.
Annual service charge including ground rent £845

