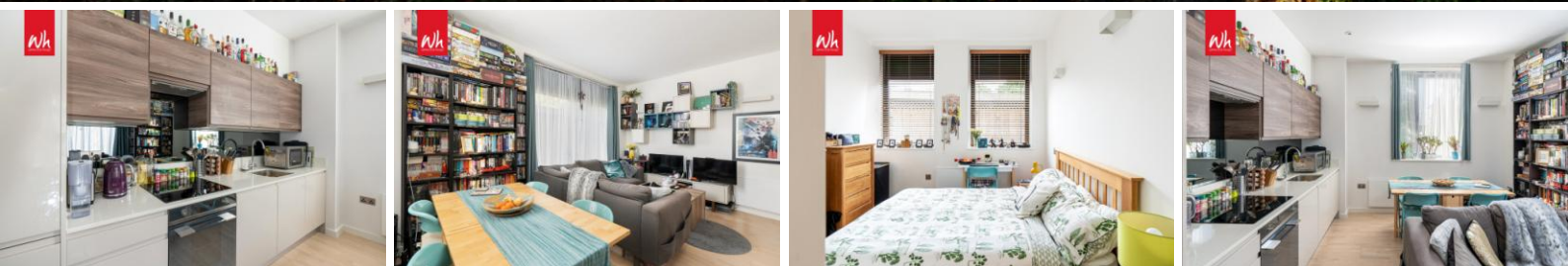




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Flat 3 Panorama House, Vale Road

Portslade BN41 1BA

Asking Price £215,000

- MODERN BUILDING
- ONE DOUBLE BEDROOM
- MODERN KITCHEN
- GOOD SIZE LIVING ROOM
- DOUBLE GLAZED THROUGHOUT
- STORAGE SPACES
- CLOSE TO AMENITIES
- ALLOCATED PARKING



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Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the ground floor of this modern block. Benefitting from a gated entrance with an allocated parking space, good size bedroom with integrated kitchen. Boasting a dual aspect West/North kitchen/living room and modern bathroom.

Bus routes operate locally making public transport into the city centre easy. Portslade mainline train station is a short walk from the flat making commutes out of the city simple. Boundary Road is nearby with its array of shopping facilities, eateries and cafés. The A27 slip road is also a short drive away for journeys out of the city.

ENTRANCE HALL Cupboard housing water tank, intercom.

KITCHEN Incorporating stainless steel sink with mixer tap, quartz stone work surfaces with cupboards below and matching eye level cupboards, integrated electric 'Smeg' hob with oven below and extractor above, integrated washing machine, fridge freezer and dishwasher.

LIVING ROOM Dual aspect North/West double glazed windows, door to outside, thermostat, electric radiator.

BEDROOM Fitted wardrobes, electric radiator, double glazed window.

BATHROOM Comprising bath with shower over being fully tiled, vanity wash hand basin, heated towel rail, fitted mirror, low level w.c, extractor.

OUTSIDE Allocated parking space.

OUTGOINGS

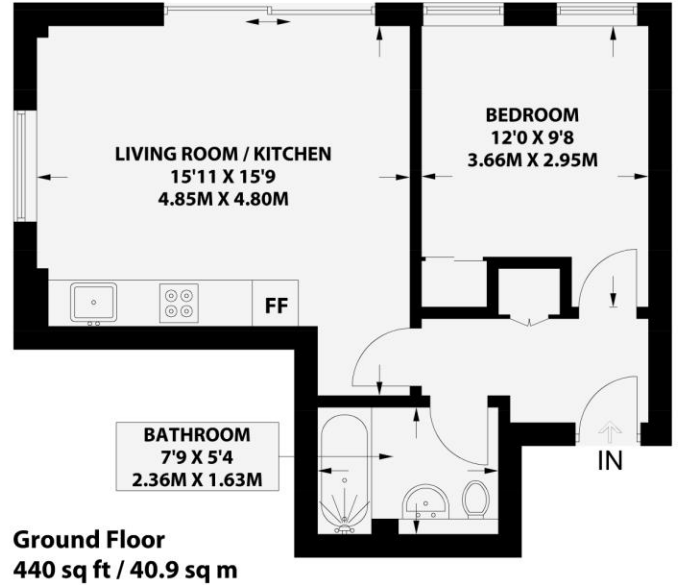
Lease 125 years from 30th June 2015
 Service charge: £116.05pcm
 Ground rent: £250pa

PANORAMA HOUSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
 435 sq ft / 40.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
 440 sq ft / 40.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	48 E
21-38	F		
1-20	G		

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