



72 St. Andrews Road

East Sussex BN41 1DE

Asking Price Of £280,000

- CONVERTED VICTORIAN BUILDING
- ONE DOUBLE BEDROOM
- SEPARATE KITCHEN
- PRIVATE GARDEN
- SOUGHT AFTER ROAD
- CLOSE TO AMENITIES
- DOUBLE GLAZED BAY WINDOW
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the ground floor of this period building. Boasting a good size living room with bay window and separate kitchen with direct access onto the rear garden. This home is ideally situated with Boundary Road nearby with its vast array of shopping facilities, eateries and cafés. Portslade mainline train station is also a short walk away making commutes out of the city possible. Bus routes operate locally making public transport throughout the city simple. This property is brought to market with no onward chain.

ENTRANCE HALL Electrics, thermostat, cupboard to understairs storage, separate storage cupboard.

KITCHEN Stainless steel bowl sink with mixer taps and drainer with tiled splashback. Vinyl worksurfaces with cupboards below and matching eye level cupboards. Electric four ring 'Cooke & Lewis' hob with oven below and extractor above, space for fridge freezer, space for washing machine, 'Ideal' combination gas fired boiler, UPVC double window and door to garden, radiator.

LIVING ROOM UPVC double glazed bay window, radiator.

BEDROOM UPVC double glazed window overlooking garden, radiator.

BATHROOM Being partly tiled comprising bath with shower over, pedestal wash hand basin, extractor, low level w.c, radiator, UPVC double glazed frosted window.

OUTSIDE

GARDEN Tiled with decking at front being mainly laid to lawn rear with raised borders with mature shrubs. Outdoor tap and side access.

OUTGOINGS Lease 125 years from 12.3.2013

Service charge: £1,200

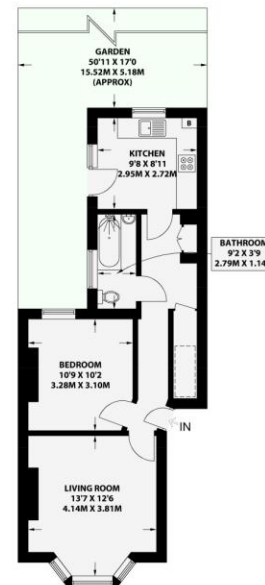
Ground rent – £200.00

ST ANDREWS ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
507 sq ft / 47.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
519 sq ft / 48.2 sq m



Ground Floor



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.

© Whitlock & Heaps 2024

Ceiling Height
 High Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Wardrobes
 Garden Shortened for Display



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.