

## 72 St. Andrews Road

East Sussex BN41 1DE

Asking Price Of £240,000

- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- PERIOD BUILDING
- MODERN INTERIOR
- CLOSE TO AMENITIES
- SOUGHT AFTER ROAD
- CLOSE TO PORTSLADE STATION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming the first floor of this period building. Boasting a double bedroom and recently renovated interior. The flat has gas central heating and UPVC double glazing throughout. Brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Boundary Road is near by with its vast array of shopping facilities, eateries and cafés. Portslade mainline train station is also close by for commutes out of the city. The A27 slip road is also a short drive away for drives out of the city.

**LANDING** Cupboard housing electrics and meters, loft hatch above, radiator.

**KITCHEN** Stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring induction hob with oven below and extractor above. Cupboard housing 'Ideal' combination gas fired boiler, UPVC double glazed bay window overlooking rear, feature fireplace.

**LIVING ROOM** UPVC double glazed window with separate bay window overlooking front, feature fireplace, radiator.

**BEDROOM** UPVC double glazed window overlooking rear, radiator.

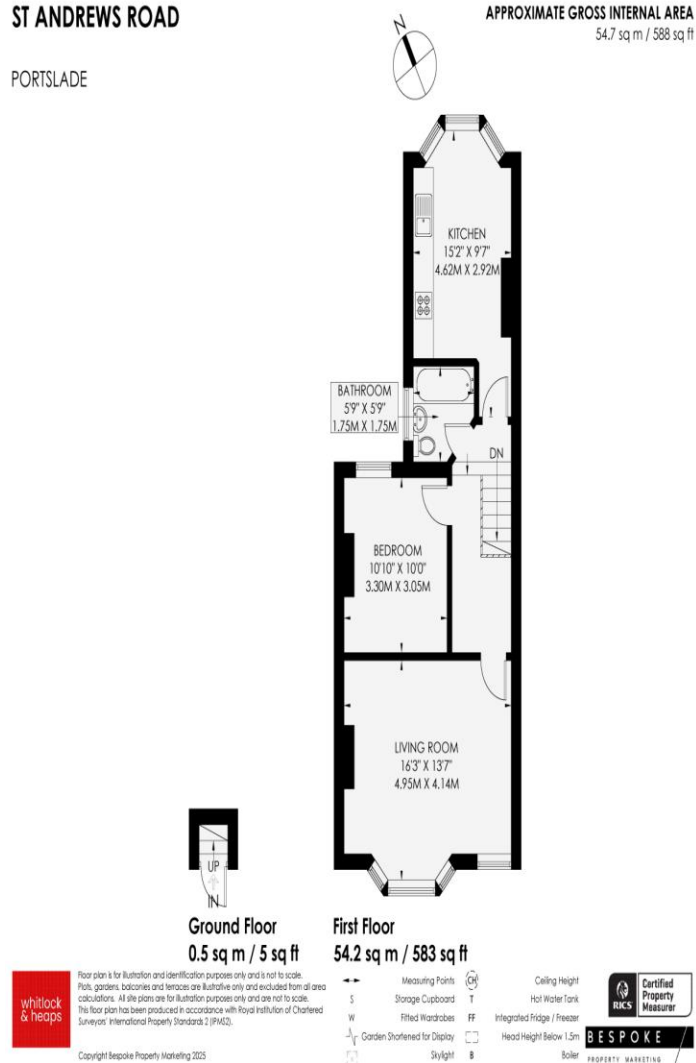
**BATHROOM** Comprising panelled bath with shower over being partially tiled. Pedestal wash hand basin, low level w.c., radiator.

**OUTGOINGS** 125 years from 12.3.2013  
Service charge: £1,200pa  
Ground rent: £200pa

ST ANDREWS ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA  
54.7 sq m / 588 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.