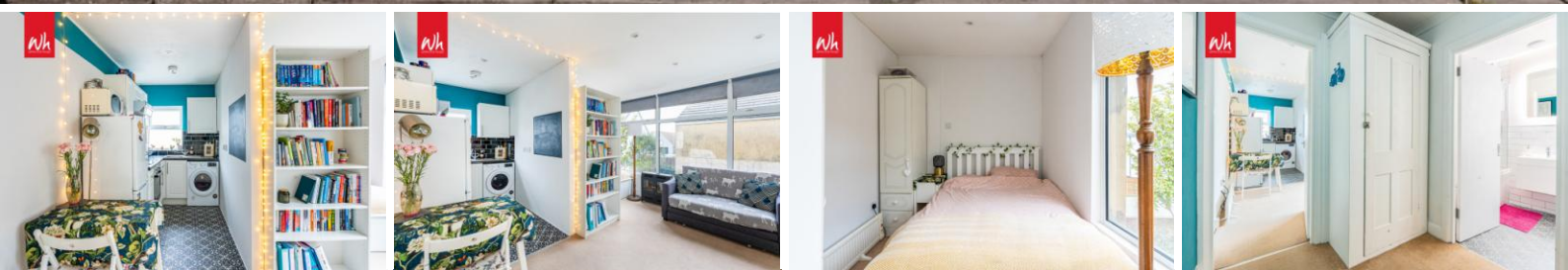


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## First Floor Rear Flat, 39 Station Road, Portslade BN41 1AG

Asking Price Of £150,000

- LARGER THAN AVERAGE STUDIO
- SEPARATE SLEEPING AREA
- GOOD SIZE ENTRANCE HALL WITH CUPBOARDS
- LARGE WINDOWS IN STUDIO ROOM
- CLOSE TO SEAFRONT
- CENTRAL LOCATION
- CLOSE TO PORTSLADE MAINLINE STATION
- SEPARATE MODERN BATHROOM

Whitlock and Heaps are delighted to offer to market this spacious studio flat forming part of the first floor of this converted Victorian building. This studio flat is situated close to the station and a wealth of shopping facilities, bars and restaurants with local bus routes offering transport directly into the City Centre.

The flat is brought to market in good condition and boasts a separate sleeping area and kitchen. The studio room offers large UPVC double glazed windows, allowing both light and views.

**COMMUNAL ENTRANCE** Stairs to flat.

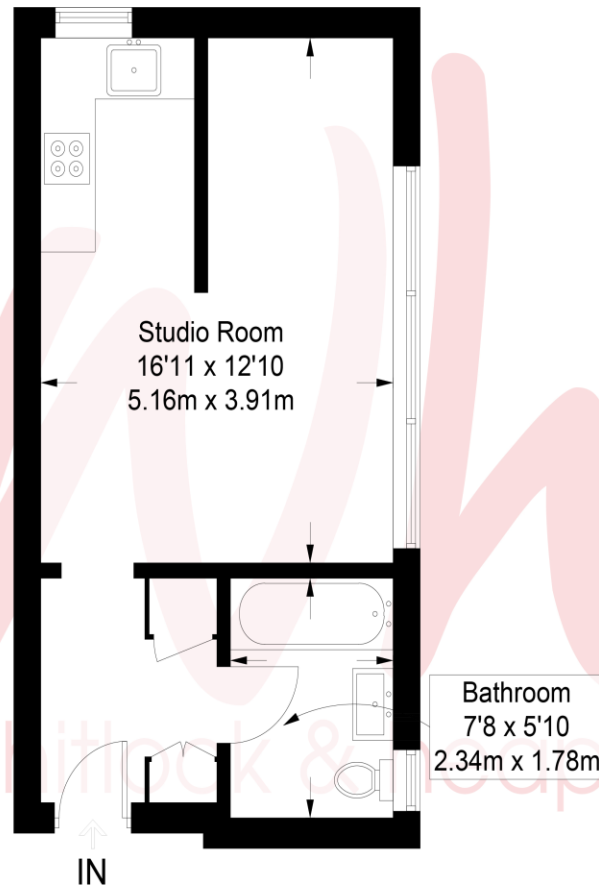
**ENTRANCE HALL** Two fitted cupboards.

**STUDIO ROOM** Featuring a large UPVC double glazed window with two free standing electric heaters. The room is arranged in three sections with a living and sleeping section.

**KITCHEN AREA** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring ceramic hob with extractor over, electric oven, space for fridge/freezer, plumbing for washing machine, UPVC double glazed window, tiled splashback and floor.

**BATHROOM** White suite comprising panelled bath with 'Mira' electric shower over and glazed shower screen, wash-hand basin with drawer under, low level w.c., heated ladder style towel rail, airing cupboard housing hot water cylinder tank with linen shelving.

**OUTGOINGS** Lease: 92 years remaining  
Maintenance, Reserve & Ground Rent: £1914.00 p.a.



First Floor

Approximate Gross Internal Area = 327 sq ft / 30.4 sq m  
Including Limited Use Area (7 sq ft / 0.7 sq m)

Illustration for identification purposes only,  
measurements are approximate, not to scale. © Whitlock and Heaps 2022

mid pm  
noon

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