

2 Panorama House, 1D Vale Road, Portslade BN41 1BA

Asking Price Of £220,000

- ONE DOUBLE BEDROOM FLAT
- GROUND FLOOR
- MODERN INTERIOR
- GATED ENTRANCE
- ALLOCATED PARKING SPACE
- GOOD SIZE LIVING ROOM
- CLOSE TO AMENITIES
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this double bedroom flat forming part of the ground floor of this modern block. The property boasts a good size living room and modern interior as well as an off road allocated parking space. Having a gated entrance, the flat is brought to market with no onward chain.

Bus routes operate locally making public transport into the city centre simple. Boundary Road is a very short walk away, with its wide array of shopping facilities, eateries and cafés. Portslade mainline train station is also very easily accessible for commutes out of the city. West Hove Sainsburys is a short drive away benefitting from a petrol station. The A27 slip road is also within close proximity for drives out of the city.

ENTRANCE HALL Intercom, cupboard housing water tank and electrics.

KITCHEN Incorporating large single bowl sink unit with mixer tap, Quartz stone work surfaces with cupboards below and eye-level cupboards above, central Island/work station offering additional storage space, 4-ring electric hob with oven below and extractor above, integrated dishwasher, washing machine and fridge/freezer.

LIVING ROOM Tall double glazed windows facing south, westerly aspect UPVC double glazed window, electric radiators, thermostat.

BEDROOM Built-in wardrobes, south facing double glazed windows, electric radiator.

SHOWER ROOM Fully tiled, walk-in shower, heated towel rail, vanity wash-hand basin, low level w.c., extractor above, UPVC double glazed frosted window.

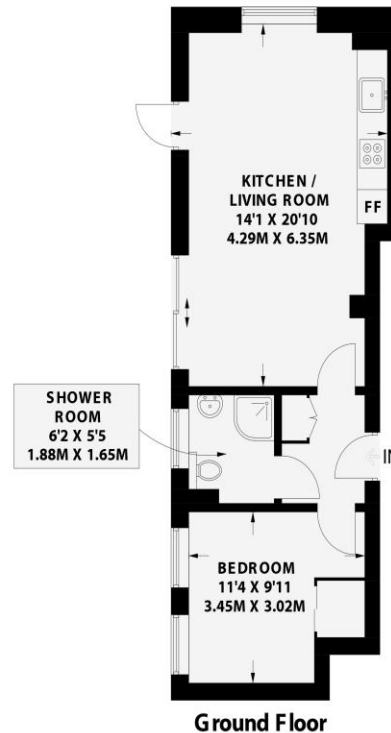
OUTGOINGS 125 year Lease from new
Ground Rent: £250.00 p.a.
Maintenance Charge: £1345.00 p.a.

PANORAMA HOUSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
446 sq ft / 41.5 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
455 sq ft / 42.3 sq m



Ground Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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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CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 S Measuring Points
 Storage Cupboard
 W Fitted Wardrobes
 Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	52 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



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