



5 Custom House, 221 Victoria Road, Portslade, Brighton, East Sussex, BN41 1AT

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£230,000 Leasehold

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***A purpose built two bedroom apartment positioned within easy reach of amenities*** ”

Hyman Hill are delighted to offer for sale this bright two bedroom second (top) floor apartment situated on level ground within easy access to a wide range of amenities including Portslade mainline railway station being approximately half a mile away.

Situated within a modern, purpose built development, the property has benefits to include; fitted kitchen with integrated appliances, private balcony, bedroom with feature mezzanine level and modern fitted bathroom.

Ideal for first time buyers and buy to let investors, we highly recommend undertaking an internal inspection.

Custom house is located directly opposite Victoria recreation park and is within easy reach of Boundary Road offering a comprehensive range of corporate and independent shops.

Approximately half a mile away is Portslade mainline railway station affording convenient commuter links to London and Gatwick. The property also benefits from easy access to the A27/A23 and regular bus services mean it's easy to enjoy all that Brighton and Hove has to offer.

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- Second (top) floor purpose built apartment
    - Two bedrooms
    - Very well presented throughout
    - Convenient level ground position
  - Fitted kitchen with integrated appliances
  - Bedroom with feature mezzanine level
  - Easy reach of Portslade mainline station
    - No on-going chain











## Second Floor



Does show show actual position/orientation

Total area: approx. 513.2 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** Band B £1,818.49 per annum (2024/2025)

**Tenure:** Leasehold – 186 years remaining

**Local Authority:** Brighton & Hove City Council

**Service Charge:** £1,002.39 per annum.

**Ground Rent:** £250 per annum.

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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