

# PHILLIPS & STILL

Portland Road, Hove

Asking Price of £350,000



- A Spacious Second Floor Loft Style Conversion
- Spectacular 29ft Open Plan Living Space
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Peaceful Top Floor Position With Large Loft Storage Space

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



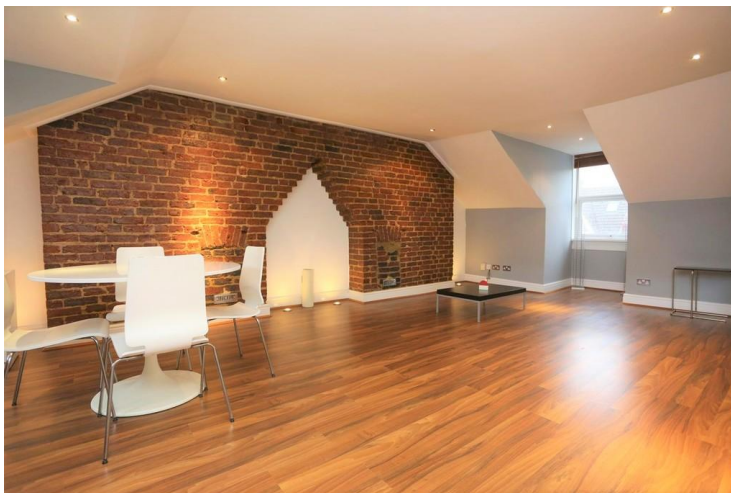
## Wilton Lodge, 110-112 Portland Road, Hove, BN3 5DN



Phillips & Still are delighted to offer for sale this stylish second (top floor) loft-style converted flat on vibrant Portland Road in central Hove. The property will make the perfect main home for anyone wanting to be in the heart of a busy community with local shops and facilities on their doorstep. In fact, on Portland Road, there is such a variety of shops, cafés, restaurants and pubs it is hard to think what might be missing. If you need a small supermarket, a pharmacy or a post-office, you will find it here, but there is also a whole host of specialist independent retailers.

For any commuters, Aldrington station is the closest with Hove railway station also within a short walk where you can access train services to London & the South East. A choice of three regular bus services on Portland Road will whisk you into central Brighton in ten minutes so it will make a successful buy to let investment or holiday home as well as a main residence.

With no concerns over noisy upstairs neighbours as you're on the top floor, the spacious and light living accommodation starts with the entrance hall from which every room is accessible. The spectacular open plan lounge / dining room and kitchen stretches from front to back with a wonderful feature exposed brick wall and modern kitchen area with integrated appliances. You have plenty of space for lounge and dining furniture as well as scope for a home / office space. You then have two great size double bedrooms and a modern white bathroom suite. With no onward chain, this fabulous property is ready for someone to pack their bags & move straight into!





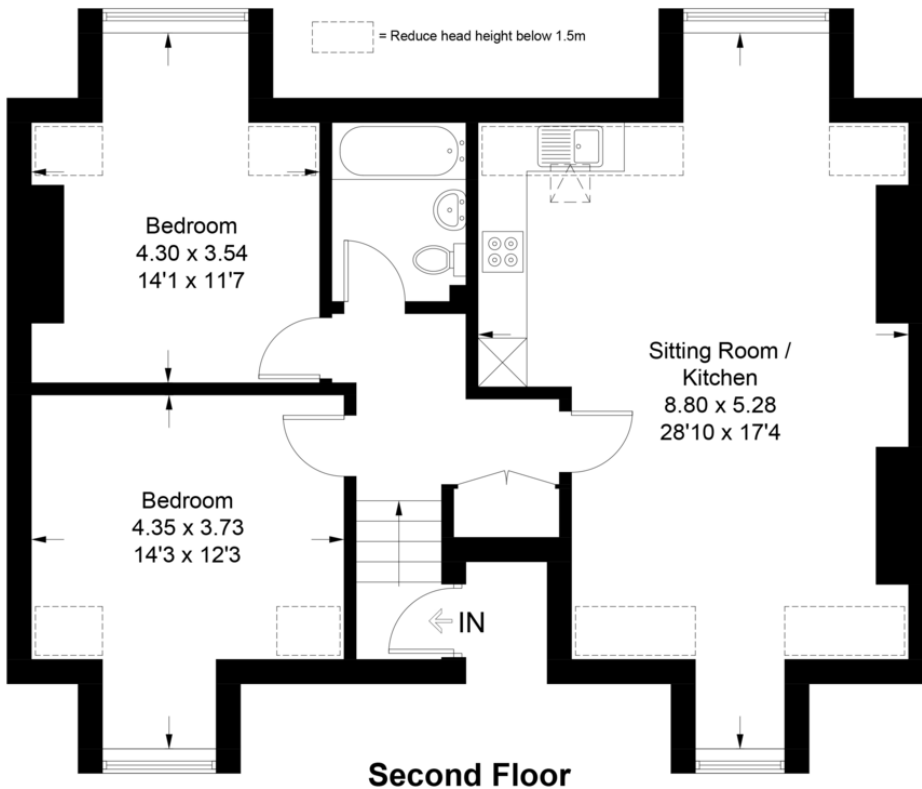
## Picture this...

Imagine living just a short walk from Hove's seafront promenade, the perfect place for a stroll along on a sunny day taking in the sea views!

Alternatively, if you're feeling more adventurous then why not take a walk or bus into town and soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of cafes, shops, bars and restaurants. This City really is known with its' entertainment and lifestyle!

### 3 Wilton Lodge, 110-112 Portland Road, BN3 5DN

Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



## Accommodation

### SECOND / TOP FLOOR

**ENTRANCE HALL**  
With built-in storage

**DOUBLE LOFT STORAGE SPACE**  
Length & breadth of the flat with 2 hatches for access

**LARGE OPEN PLAN LOUNGE / DINING ROOM**  
28' 10" x 17' 4" (8.79m x 5.28m)

**MODERN KITCHEN AREA**

**BATHROOM**

**BEDROOM TWO**  
14' 1" x 11' 7" (4.29m x 3.53m)

**BEDROOM ONE**  
14' 3" x 12' 3" (4.34m x 3.73m)





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

**01273 771111**

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