











31 Leicester Villas Hove BN3 5SP

• DESIRABLE LOCATION

- GROUND FLOOR APARTMENT
- GARDEN
- DOUBLE BEDROOM

Asking Price Of £275,000

- BATHROOM
- KITCHEN
- LIVING ROOM
- PRIVATE STREET ENTRANCE



Whitlock & Heaps are delighted to present to market this one bedroom ground floor flat forming part of the ground floor of this period building. The flat benefits from a double bedroom and own street entrance as well as being presented in excellent order throughout. The flat also boasts direct access to the garden from the living room.

The flat is ideally situated being a short walk from Portslade mainline train station and local to Boundary Road with its array of shopping facilities, eateries and cafés. Bus routes operate locally making public transport an easy option to travel around the area. The A27 slip road is also nearby, making the commute to London and beyond easy.

ENTRANCE HALL

Radiator, cupboard housing gas-fired 'Vokera' combination boiler and electrics.

KITCHEN

Incorporating stainless steel sink unit with mixer tap, wooden work surfaces with drawers under and matching eye-level cupboards, 4-ring induction hob with electric oven below and extractor above, space for washing machine and fridge.

There is a storage cupboard located at the end of the kitchen.

LIVING ROOM

Ladder style radiator, UPVC sliding doors to garden.

BEDROOM

Radiator, UPVC double glazed window overlooking garden.

BATHROOM

Comprising white bathroom suite with splashback throughout, vanity wash-hand basin, heated towel rail, extractor above, low level w.c.

OUTSIDE

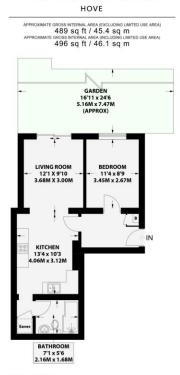
EAST FACING REAR GARDEN Being laid half with decorative shingles and the other half with astro turf. Border to side with mature tree, side access.

OUTGOINGS

Lease: Approx.110 years unexpired Maintenance Charge: £130.00 p.c.m.

Ground Rent: £250.00 p.a.

LEICESTER VILLAS

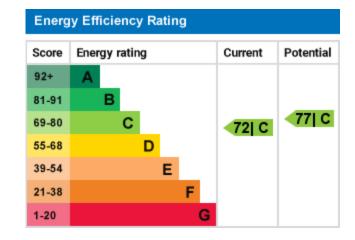


Ground Floor 488 sq ft / 45.3 sq m



CH Cailing Height
T Hot Water Tank
FF Fridge / Freeze
Head Height Below 1.5m
Measuring Points
S Socoge Cupboard
W Fitted Waterboles
-\(\bar{\chi} \) Garden Shortened for Display





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