



31 Leicester Villas

Hove BN3 5SP

Asking Price Of £275,000

- DESIRABLE LOCATION
- GROUND FLOOR APARTMENT
- GARDEN
- DOUBLE BEDROOM
- 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

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
 489 sq ft / 45.4 sq m
 APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
 496 sq ft / 46.1 sq m



Ground Floor
 488 sq ft / 45.3 sq m



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, areas, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

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