



Maisonette 51 St. Andrews Road

Portslade BN41 1DB

Asking Price £400,000

- SPACIOUS MAISONETTE
- THREE DOUBLE BEDROOMS
- BATHROOM
- LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BALCONY
- SEPARATE GARDEN
- SHARE OF FREEHOLD

Whitlock and Heaps are delighted to bring to market this first and second floor maisonette offering bright and spacious accommodation that is presented in excellent order throughout. The versatile three double bedroom accommodation includes a full width living/dining room with balcony and a separate kitchen/breakfast room. The property also features a separate south facing garden with a large store. Being sold with a share in the freehold. Situated in this convenient location within walking distance of Portslade mainline station and the seafront, there are also an array of shops, eateries and cafes within a short walk.

ENTRANCE HALL Stairs to top floor.

KITCHEN/BREAKFAST ROOM Incorporating circular stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset 'Neff' ceramic hob with stainless steel extractor fan over, oven, appliance space, 'Worcester' gas fired boiler, tiled splashback, UPVC double glazed window, radiator, space for table and chairs.

LIVING/DINING ROOM Full width with feature fireplace having a timber mantle over, bay window with views to the south downs, radiator, door to:

BALCONY

BEDROOM 3 Fitted cupboard, south facing UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c., UPVC double glazed window, heated ladder style towel rail, part tiled walls.

TOP FLOOR

LANDING Velux window.

BEDROOM 1 Window with views to the south downs, three fitted wardrobes, radiator, exposed floorboards.

BEDROOM 2 UPVC double glazed window, radiator.

OUTSIDE

SOUTH FACING GARDEN Separate to the flat and accessed via the side path being mainly laid to lawn with a useful timber store.

OUTGOINGS

SHARE OF FREEHOLD

REMAINDER OF 999 YEAR LEASE

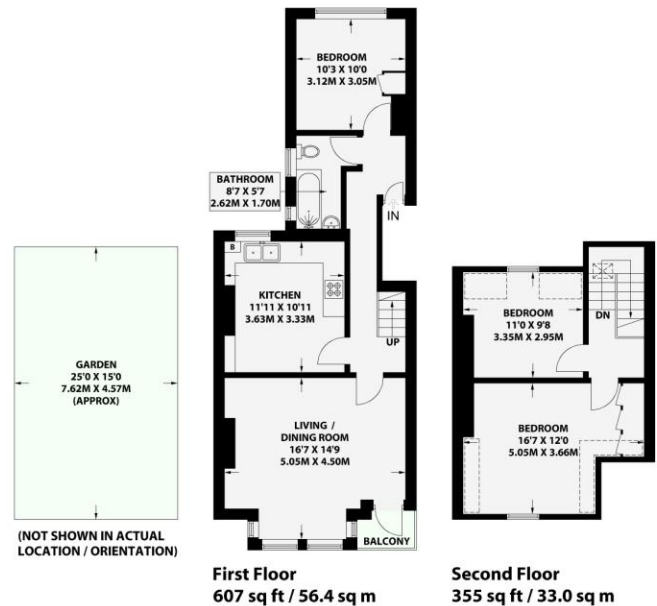
MAINTENANCE On an adhoc basis

ST ANDREWS ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
916 sq ft / 85.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
962 sq ft / 89.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and tenures 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 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, figures, 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		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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