



## Flat 4, Victoria House, Vale Road

Portslade BN41 1GG

Asking Price Of £210,000

- IMMACULATELY PRESENTED
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- BOARDED LOFT SPACE
- DOUBLE GLAZED WINDOWS
- CENTRAL LOCATION
- GAS CENTRAL HEATING

Whitlock and Heaps are pleased to bring to market this immaculately presented first floor apartment being situated in this central location within a few minutes walk of Portslade mainline station. The property features a modern open plan kitchen/living room with a double bedroom and contemporary shower room. Having the additional benefit of a boarded attic space with pull down ladder. Local shops, cafes and restaurants are all within walking distance along with Hove seafront.

**ENTRANCE HALL** Engineered wood floor, hatch to boarded loft space with pull down ladder and light, radiator.

**OPEN PLAN KITCHEN/LIVING ROOM** Kitchen incorporating sink with mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with concealed extractor over, electric oven, integrated fridge and washing machine. Two eaves storage cupboards, radiator, sash double glazed window and velux.

**BEDROOM** Two eaves storage cupboards with shelving, UPVC double glazed window, radiator.

**SHOWER ROOM** Comprising walk in shower with tiled surround, wash hand basin, low level w.c with concealed cistern, heated ladder style towel rail, tiled floor, velux window.

## OUTGOINGS

**LEASE 117 years remaining**

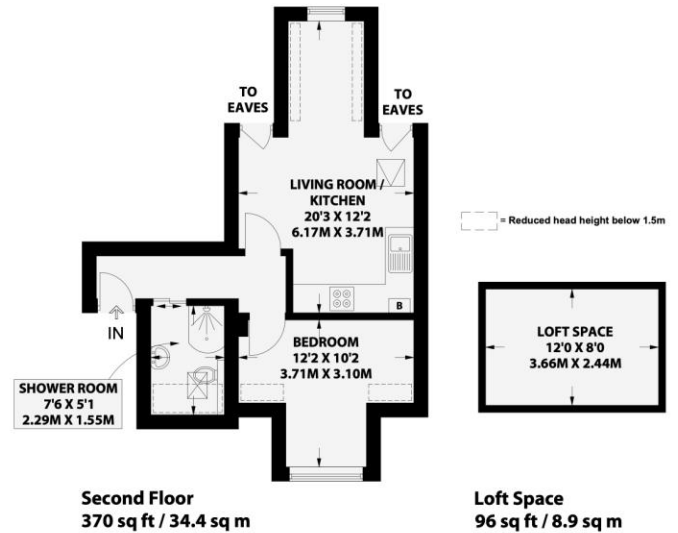
**MAINTENANCE AND GROUND RENT £529.50 per half year.**

## VICTORIA HOUSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA & LOFT SPACE)  
339 sq ft / 31.5 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA & LOFT SPACE)  
466 sq ft / 43.3 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, fixtures, 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	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Portslade Branch

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