

56b Station Road, Portslade. BN41 1DF

£250,000

- 1st & 2nd FLOOR MAISONETTE
- LARGE LOUNGE
- DOUBLE BEDROOM
- KITCHEN
- BATHROOM
- CLOSE TO STATION
- SASH WINDOWS
- GAS CENTRAL HEATING

A fabulous, spacious 1 double bedroom maisonette occupying the first and second floor of this period building situated in the heart of local amenities and minutes' walk away from the train station. The large lounge has an impressive three-quarter length sash window allowing plenty of natural light and an open fire place with kitchen and bathroom also on the 1st floor with the top floor accommodating the large double bedroom.

ENTRANCE HALL Radiator, storage cupboard and stairs to the second floor.

LOUNGE 19' 0" x 16' 8" (5.79m x 5.08m) Feature fire surround with cast iron insert, sash bay window, dual radiators and further sash window.

KITCHEN 10' 6" x 9' 2" (3.2m x 2.79m) Base and wall mounted cupboards, roll top work surface, ceramic single drainer sink with mixer taps, appliance space, wall mounted gas boiler, radiator, part tiled walls and sash window.

BATHROOM White suite with a panelled bath and fitted shower over, low level W.C., pedestal wash hand basin with mixer tap, tiled floor, part tiled walls and radiator.

TOP FLOOR

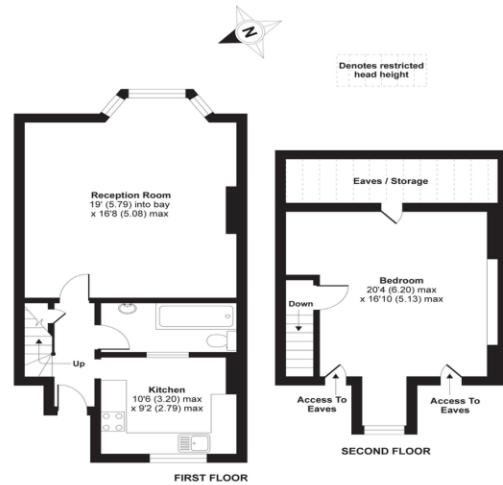
BEDROOM 20' 4" x 16' 10" (6.2m x 5.13m) Sash window with West facing roof top view finished with plantation shutters, radiator and eaves storage space.

OUTGOINGS:

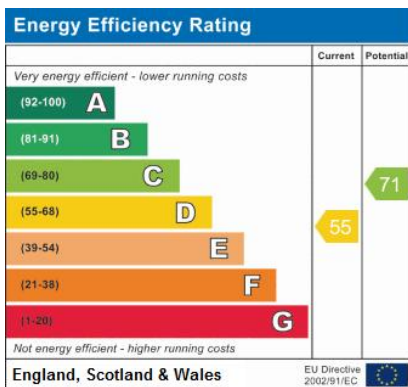
Maintenance Charge: £80.00 per calendar month

Lease: - 92 years remaining

Station Road, Portslade, Brighton, BN41
APPROX. GROSS INTERNAL FLOOR AREA 784 SQ FT 72.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT)



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