



95a Southdown Road

Brighton, BN41 2HL

Offers In The Region Of £270,000



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A SPACIOUS FIRST FLOOR FLAT WITH GARDEN BEING SOLD WITH NO CHAIN.

Located in the popular Southdown Road in Portslade between Drove Road and North Lane. The property is ideally positioned for a number a of local schools and local shopping facilities are available in South Street and Valley Road. Portslade's mainline railway station is within just 1.5 miles and access to the A27 bypass is found within the same distance making this family home also ideal for anyone needing to commute to work. The area is also serviced by regular bus routes leading in Brighton & Hove.



PRIVATE FRONT DOOR
Canopied entrance.

STAIRS
Steps leading up to

FIRST FLOOR LANDING
Double glazed window to side, ceiling light point, picture rail, part panelled walls to dado level, picture rail, wall mounted central heating thermostat control panel, hatch to loft space with fitted ladder and power point.

LOUNGE 14'2 x 9'10 (4.32m x 3.00m)
Dual aspect with westerly aspect with double glazed bay window offering views across Portslade and The South Downs, coved ceiling, ceiling light point, picture rail, radiator, T.V. aerial point, telephone point, feature fireplace with fitted gas fire, wooden fire surround.

BEDROOM ONE 12'10 x 11'11 (3.91m x 3.63m)
Easterly aspect with double glazed window to rear, ceiling light point, radiator.

BEDROOM TWO 11'9 x 7'9 (3.58m x 2.36m)
Westerly aspect with double glazed window to front offering views across Portslade and to The South Downs, picture rail, radiator, built in storage cupboard and wardrobe providing hanging space and storage.

KITCHEN/BREAKFAST ROOM 10'0 x 9'2 (3.05m x 2.79m)
Two double glazed windows to side, ceiling light point, radiator, single drainer sink unit with mixer tap, roll edge work surface, storage cupboards, open shelving, fitted drawer unit with over shelf, door leading to rear

LOBBY
Ceiling light point, double glazed window to rear. Steps down to double glazed door with fitted cat flap providing access to rear garden.

BATHROOM 9'5 x 5'5 (2.87m x 1.65m)
Double glazed window to side with obscure glass, part tiled walls, feature tile to dado level, chrome ladder style radiator, panelled bath, mixer tap, low level W.C. feature wash bowl with mixer tap, storage cupboard under, cupboard housing 'Vaillant' gas combination boiler for heating and hot water as well as providing storage.

OUTSIDE
FRONT GARDEN
Laid to shingle stone with shrub surround, steps to path leading to front door.

REAR GARDEN 70' (21.34m)
In excess of 70ft approximately. Easterly aspect laid to paved patio area and raised terrace, path to side, lawn, pergola to rear with part decking.

COMMUNAL PATHWAY
Built in storage cupboard with power and light points to left hand side of door to garden. Communal path to front.

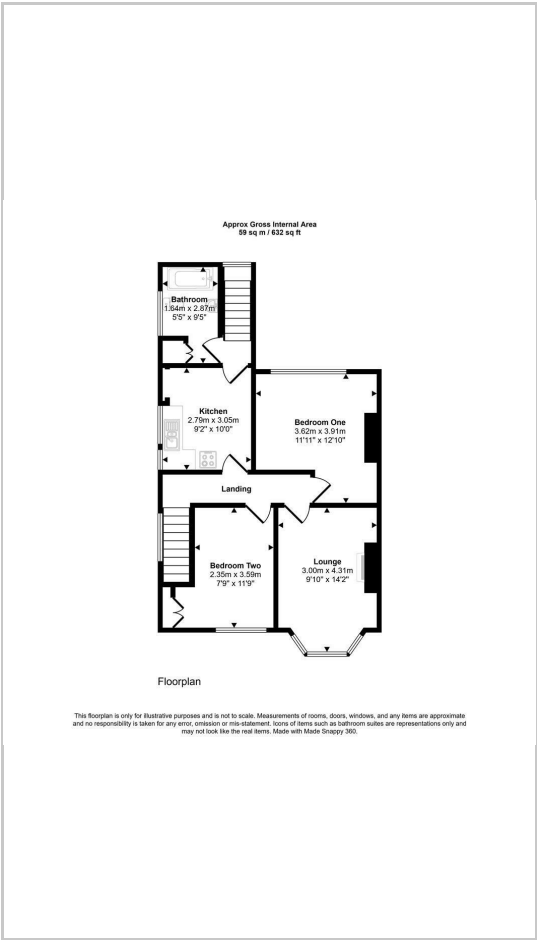
OUTGOINGS
Service Charge: £1495.24 per annum
Ground Rent: £150 per annum
Lease: 87 years remaining. 99 years from 28/06/2013
Managing Agents: Ellmans

COUNCIL TAX
Band A

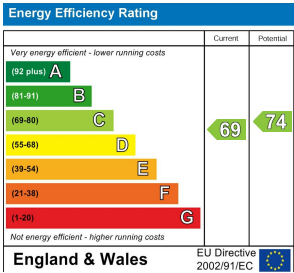
Area Map



Floor Plans



Energy Efficiency Graph



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