

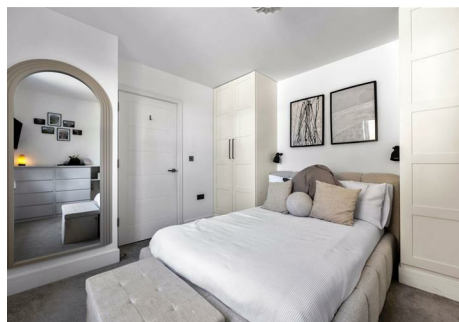
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58 Drove Road Portslade BN41 2PA

Weatherill are very pleased to present this EXCEPTIONAL GROUND FLOOR FLAT with several benefits including its own street entrance giving the feel of a house, a SOUTH FACING PATIO GARDEN, open plan living and security gated parking area and being located in the heart of Portslade's Historic Old Village.



Offers In The Region Of £280,000 Leasehold

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- FABULOUSLY PRESENTED, EXCEPTIONAL ONE BEDROOM GROUND FLOOR FLAT
- STUNNING SOUTH FACING PATIO GARDEN
- OWN STREET ENTRANCES, CREATING THE FEEL OF A HOUSE
- DOUBLE BEDROOM WITH PLENTY OF BUILT IN STORAGE

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

The flat has its own street entrance therefore eliminating the need for any form of shared hallway. There is a **SIZEABLE DOUBLE BEDROOM, A FABULOUS BATHROOM, EN ENTRANCE HALL AND AN OPEN PLAN LIVING SPACE AND KITCHEN COMPLETE WITH BREAKFAST BAR.** The entire flat is in superb decorative order.


In terms of outside space, the property has a LARGE SOUTH FACING PATIO GARDEN and beyond that, a security gated PARKING AREA. It is considered that this property has everything a one bedroom flat could desire and more. It's location is an added bonus, being close to local shops, bus routes, open green spaces as well as the local Intent 91 gym.

Energy Efficiency Rating

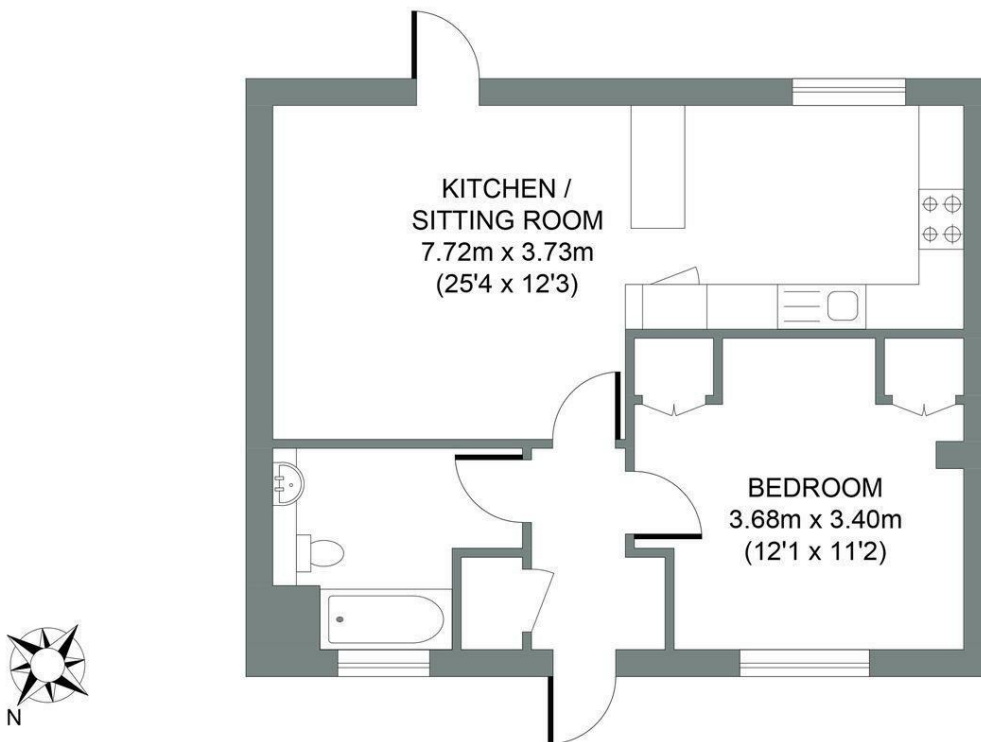
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	78	78

England & Wales

EU Directive 2002/91/EC



GROUND FLOOR
Approximate Gross Internal Area
47.2 sq m / 509.0 sq ft



Total Area : $47.2\text{m}^2 = 509.0\text{ft}^2$

Illustration for identification purposes only, measurements are approximate, not to scale.
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