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36 Greenways Highlands Road

Portslade, BN41 2BS

Offers In The Region Of £190,000

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A THIRD FLOOR ONE BEDROOM FLAT IN A PURPOSE BUILT BLOCK IN A POPULAR LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated off Foredown Drive which can be accessed from the Old Shoreham Road. Local bus service in Foredown Drive provides access to central Hove & Brighton and mainline railway stations with their commuter links to London. Sainsburys & ALDI Supermarkets are located within one mile of the property with further shopping at available the Holmbush Shopping Centre offering M&S, Next, Tesco & McDonalds.







COMMUNAL ENTRANCE
Lift or stairs to third floor, open balcony access to door to flat.

FRONT DOOR
Double glazed door opening into

ENTRANCE HALLWAY
'L' shaped entrance hallway, ceiling light point, wall mounted electric heater, wall mounted door entry phone system, built in storage cupboard, laminate wood effect flooring, airing cupboard with lagged cylinder and slatted shelving.

LOUNGE 12'7 10'5 (3.84m 3.18m)
Easterly aspect with double glazed window to front offering extensive views to Hove, coved ceiling, laminate wood effect flooring, electric radiator, T.V. aerial point, door to

BALCONY 9'3 x 4'0 (2.82m x 1.22m)
Easterly aspect offering views towards Hove.

OFFICE AREA 6'9 x 6'5 (2.06m x 1.96m)
Ceiling light point, glass brick block feature window providing borrowed light from lounge, coved ceiling, laminate wood effect flooring.

KITCHEN 12'5 x 10'2 (3.78m x 3.10m)
'L' shaped westerly aspect room with double glazed window, ceiling light point, tiled flooring, breakfast bar with high gloss roll edge surface over, fitted range of high gloss fronted eye level and base units comprising of cupboards and drawers, tiled splashbacks, roll edge worksurfaces, stainless steel single drainer sink unit with mixer tap, extractor hood with stainless steel splashbacks, space for cooker, space for fridge freezer and space for other appliances, electric radiator.

BEDROOM 14'11 x 9'7 (4.55m x 2.92m)
Easterly aspect with double glazed window offering views across balcony towards Hove, ceiling light point, electric radiator, built in walk in wardrobe with hanging rail and shelving.

SHOWER ROOM (FORMERLY BATHROOM) 8'3 x 5'7 (2.51m x 1.70m)
Double glazed window to front with obscure glass, ladder style radiator, extractor fan, ceiling light point, feature glazed walk in shower with wall mounted 'Triton T80' electric shower, built in storage unit with over shelf incorporating low level W.C. with concealed cistern, inset sink with mixer tap and pop up waste, tiled flooring, tiling around shower, tiled splashbacks to sink area.

OUTSIDE

COMMUNAL GARDENS
Communal gardens with lawn and shrub borders.

PARKING SPACE
Secure underground parking space (no.30).

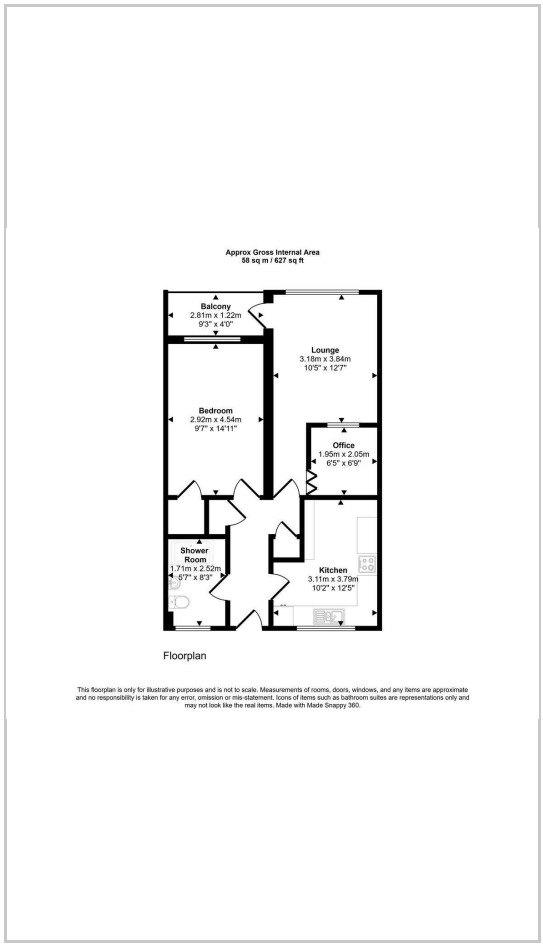
OUTGOINGS
Lease- 125 years from 25/03/2002
Ground Rent- £47.50 Yearly in advance
Service Charge- £1811.29 Yearly in advance

COUNCIL TAX
Band B

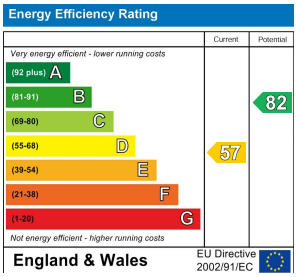
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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