



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

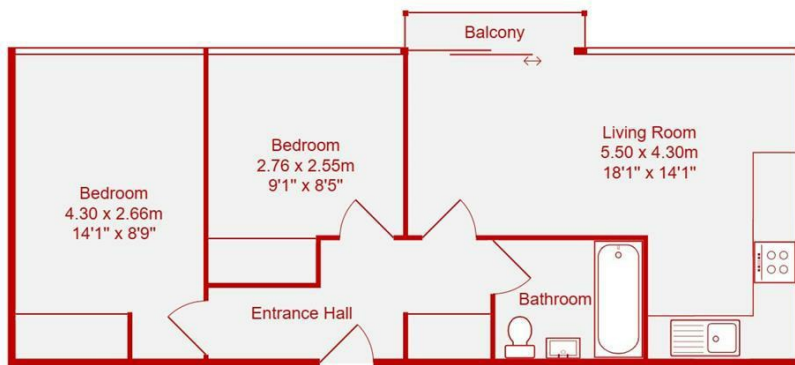
01273 00 99 66
coxandcohomes.co.uk



- No Chain
- Allocated Secure Gated Parking Space
- Great Location
- Great Bus Links Into Brighton and Hove
- Modern Two Bedroom Second Floor Apartment
- Juliet Balcony
- Walking Distance To Portslade Mainline Train Station
- 114 Year Lease

Vale Road, Portslade, Brighton

Price: £250,000 Leasehold



Total Area: 48.0 m² ... 517 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Cox & Co are pleased to offer this superb two bedroom apartment situated in this modern gated development. This apartment is situated on the second (top) floor and has been designed with superb attention to detail, blending modern architecture with luxury fittings. An open plan kitchen/ living area makes clever use of space, with large floor to ceiling doors with a Juliet balcony letting in a wealth of light. The contemporary kitchen is fully fitted with a range of modern integrated appliances, sleek worktops and stylish cabinets. Both double bedroom have been tastefully decorated and features built-in wardrobes and large windows.

Panorama House is only a short walk from Portslade mainline train station with its convenient commuter routes to London and Gatwick. Regular bus services travel into Hove's Church Road and onto the centre of Brighton.

The apartment benefits from a gated allocated parking space.

Set back from the road within a highly sought after complex in south Portslade, this impressive home is perfectly positioned for commuters and for all the shops and cafes of Boundary Road.

Lease Length - 114 Years Remaining

Service Charge - £1,633 Per Annum

Ground Rent - £390 Per Year.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales		EU Directive 2002/91/EC