



Key Features

- ◆ CHAIN FREE, INVESTMENT OPPORTUNITY
- ◆ One-bedroom, ground floor flat
- ◆ Close to local shops and amenities
- ◆ Private front and rear garden
- ◆ Leasehold
- ◆ EPC rating D



Poynings Drive, Hangleton, Brighton and Hove

£230,000



Northwood are delighted to welcome to market, CHAIN FREE, this lovely one-bedroom, ground-floor flat in the popular Hangleton area of Brighton and Hove.

Accommodation comprises: living room, kitchen, double bedroom and bathroom with shower over bath.

Further benefits include private front and rear gardens, two brick-built storage sheds, double-glazing and gas central heating.

Located in the Hangleton area of Brighton and Hove, on the edge of the South Downs, just a few minutes walk from local shops and amenities, this lovely ground floor flat is being sold as an **INVESTMENT with a long-term tenant in-situ.**





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/4a33cbd6b7714fcc8e159e56579e9e91>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band A: £1719

Tenure: Leasehold

Lease: 125 years from 13 June 1988

Ground Rent £10

Service Charge: £400 per annum



Exterior

A brick-built traditional semi-detached house split into two maisonettes. The front garden belongs to the ground-floor flat which is accessed via a door to the side of the building

Hallway

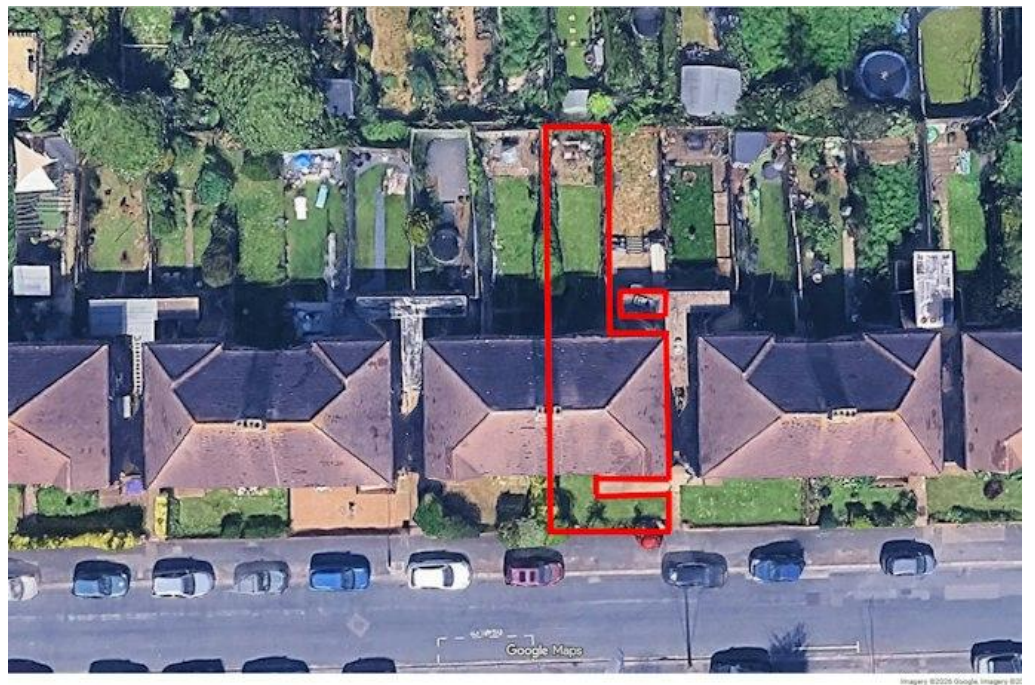
3.6m x 1.04m (11'10" x 3'5")

Carpeted, centrally positioned hallway with radiator, two storage areas and doors to all rooms

Living Room

4.55m x 3.47m (14'11" x 11'5")

Good-sized living room, carpeted with radiator, feature fireplace and uPVC double-glazed window to front aspect overlooking front garden





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Kitchen

2.76m x 1.88m (9'1" x 6'2")

Fitted kitchen with vinyl flooring, wood-effect laminate worksurfaces over cream cabinets and doors, freestanding electric oven, gas boiler, stainless steel sink and drainer and uPVC double-glazing to rear aspect

Bedroom

3.89m x 3.25m (12'10" x 10'8")

Double bedroom, carpeted with radiator, built-in storage cupboard and uPVC double-glazed window to rear aspect, overlooking private rear garden

Bathroom

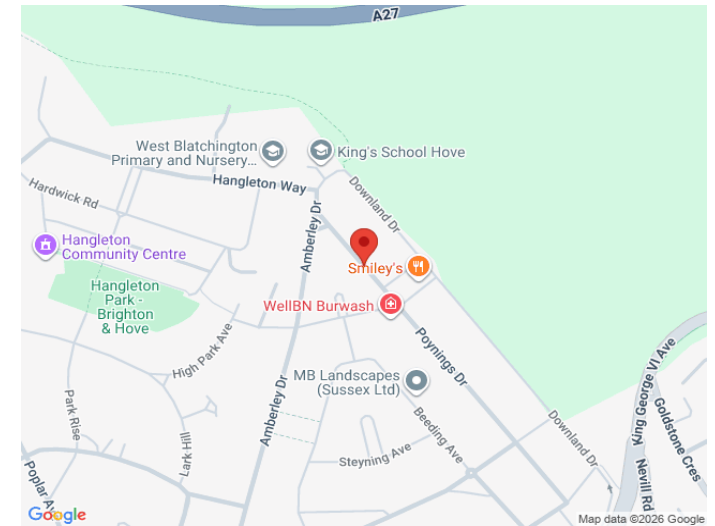
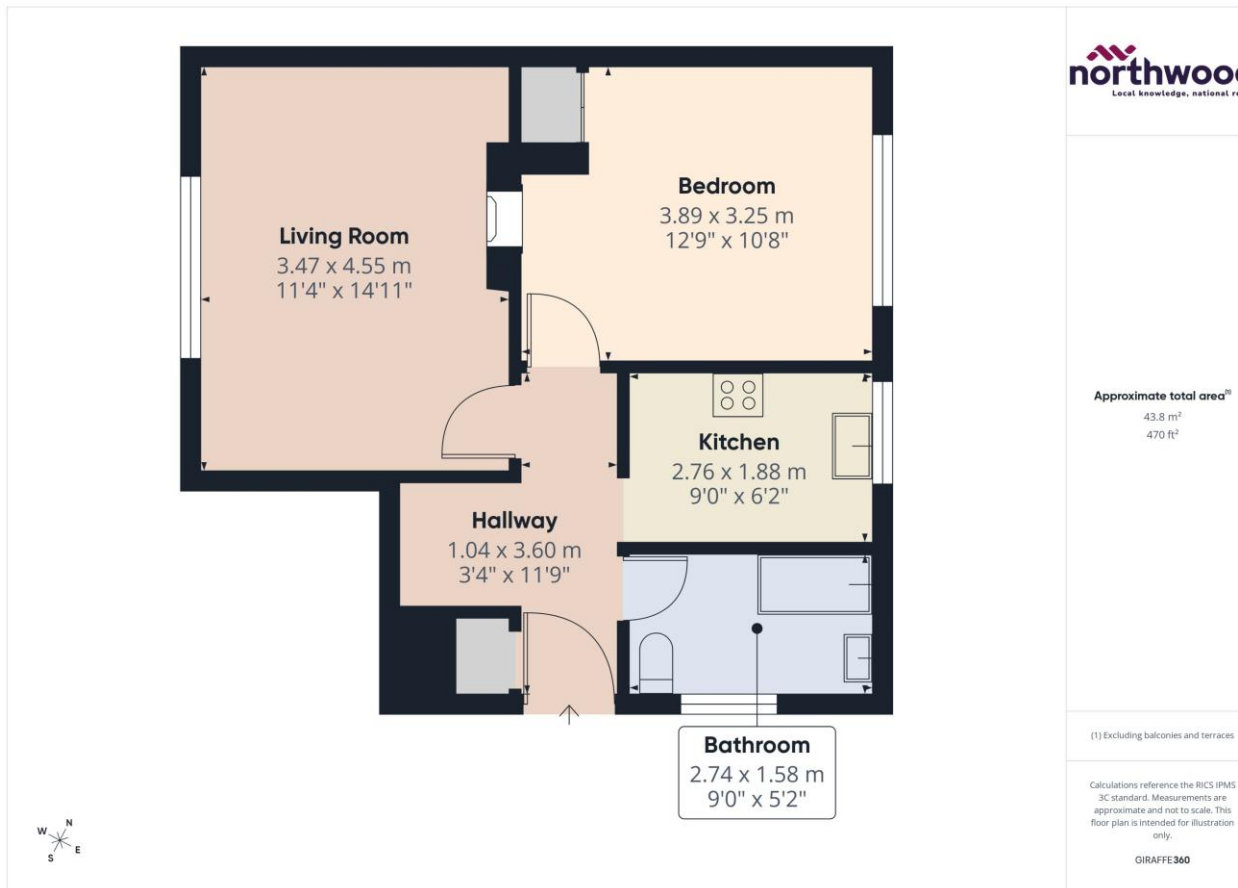
2.74m x 1.58m (9'0" x 5'2")

White tiled bathroom with cream vinyl flooring, heated towel rail, uPVC double-glazing to side aspect and white suite comprising basin, WC and bath with shower over

Rear Garden

Private rear garden, mostly laid to lawn with a paved patio area at the bottom. There are also two, brick-built storage sheds which belong to the property at the entrance to the garden.





Northwood

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