

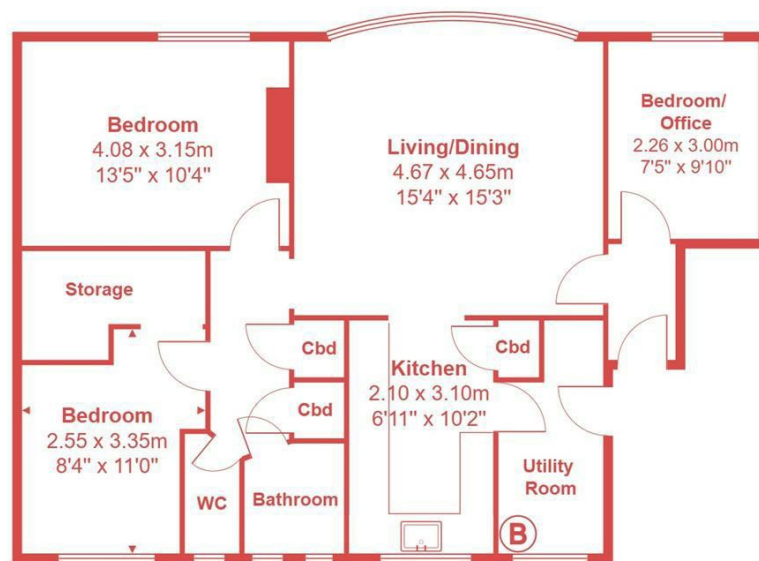


- Immaculately Presented Three Bedroom Apartment
- Immaculately Presented
- First Floor Apartment
- New Boiler
- Fantastic Storage

- Guide Price £270,000 - £280,000
- Spacious Rooms
- Short Walk To Fishersgate Station
- Re-wired in 2018
- 175 Year Lease

Old Mill Close, Portslade, Brighton

Price: £270,000 Leasehold



Total Area: 79.4 m² ... 855 ft²
All measurements are approximate and for display purposes only



Nestled within the serene coastal community of Old Mill Close, this immaculate three-bedroom first-floor apartment offers the epitome of modern seaside living. Set within a purpose-built complex, this residence boasts not only a prime location but also captivating sea views that grace the living space with natural beauty and tranquility.

Upon entering this inviting apartment, you are greeted by a spacious entrance hallway and utility space.

The modern kitchen, which has been thoughtfully designed to cater to the needs of any aspiring chef. Equipped with contemporary appliances, ample storage, and stylish countertops, it offers the perfect space to whip up culinary delights.

The heart of this home is undoubtedly the large living space which offers delightful sea views. The apartment further comprises three generously sized bedrooms, each exuding comfort and charm. These versatile rooms can adapt to your unique lifestyle needs, whether you require a cozy guest bedroom, a productive home office, or a peaceful sanctuary to retire to at the end of the day. The bathroom, equally modern comes with a shower over bath and a basin with a separate w/c.

The apartment is situated in the heart of Portslade, a short walk to Fishersgate train station (6 minutes / 0.4 miles) with connections along the coast and to London. Nearby Fishersgate Park offers a play park and café; excellent shopping facilities in Boundary Road are also within easy walking distance and includes major retailers such as Tesco, Boots, Superdrug and a mix of independent businesses, cafe's and restaurants.

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		
	79	80
England & Wales	EU Directive 2002/91/EC	