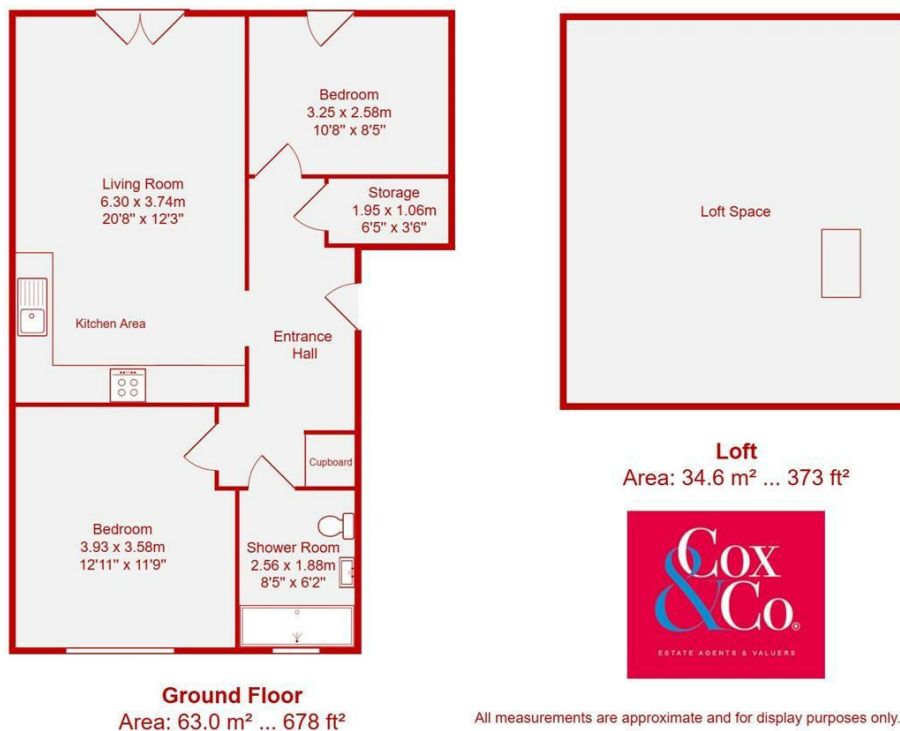




- First Floor Two Bedroom Apartment
- Long Lease
- Loft Space For Storage
- Great Location
- Immaculately Presented
- Communal Roof Terrace
- Close To Portslade Station

Carlton Terrace, Portslade

Price: £260,000 Leasehold



Located on the top floor, this well-proportioned flat offers a practical and modern living space. The layout has been designed to make the most of the available space, with generously sized rooms that can comfortably accommodate everyday life whether you're relaxing, working from home, or hosting friends.

At the centre of the home is an open-plan kitchen, living, and dining area. This setup allows for a natural flow between spaces, making it a flexible area for cooking, socialising, or simply unwinding at the end of the day.

An added benefit is the private loft space, providing useful additional storage for items you'd prefer to keep tucked away but within easy reach ideal for seasonal belongings or larger household items.

The building includes a lift for easy access and a communal roof terrace, which is occasionally used for informal gatherings by residents. There's also a bike store available, which may appeal to those who cycle regularly.

Situated in the heart of town, the flat is well located for access to local amenities, with shops, transport links and the train station nearby. For those who drive, permit parking is available, and quick access to the A27 makes commuting or travelling further afield straightforward.

Lease Length: 149 years from June 2007 = 131 years
Service Charge: £96.22 Per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC