



## 26 Lodge Close, Portslade, BN41 2PZ

**Guide price £165,000**

Greenways Property is delighted to present this bright and well-presented studio apartment, tucked away in a peaceful cul-de-sac within the popular residential area of Portslade. This purpose-built home offers a spacious 14' living area, a modern fitted kitchen, contemporary shower room, gas central heating, and the added benefit of off-street parking.

Perfect as a first-time buy, investment, or lock-up-and-leave, the property enjoys a quiet setting while remaining close to local amenities, transport links, and green spaces. With no onward chain and a long lease, it represents an excellent opportunity to secure an affordable home in a sought-after location.

### Communal Entrance

Secure communal entrance with entry phone system. Stairs leading to the first floor. Private front door to:

### Inner Lobby

Doors to the studio room and shower room.

### Studio Room

14'7" x 10'1" (4.45m x 3.07m )

A bright and welcoming main living space featuring a southerly aspect double-glazed window overlooking the front, built-in shelving, TV and telephone points, and door leading to the kitchen.

### Kitchen

9'3" x 5'4" (2.82m x 1.63m )

Fitted with a modern range of wall and base units with tiled splash backs and ample work surfaces. Includes an inset stainless steel sink with drainer, space for cooker with extractor hood over, plumbing for washing machine, and recess space for fridge freezer. A southerly aspect double-glazed window floods the room with natural light.

### Shower Room

A well-appointed white suite comprising corner shower cubicle, pedestal wash hand basin, and low-level. Finished with part tiled walls, tiled flooring, shaver point, and extractor fan.

### Parking Space

An allocated off-street parking space is located to the front of the building.

### Other Information

Tenure - Leasehold

Lease - 955 years remaining

Service Charge - £85 pcm

Ground Rent - £0

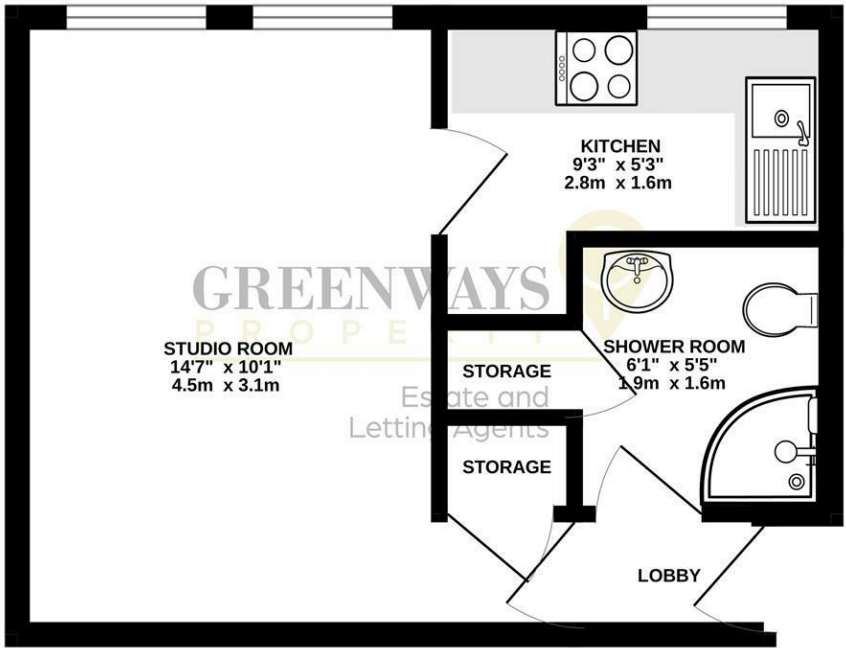
Council Tax Band - A

Local Authority - Brighton and Hove



Floor Plan

FIRST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

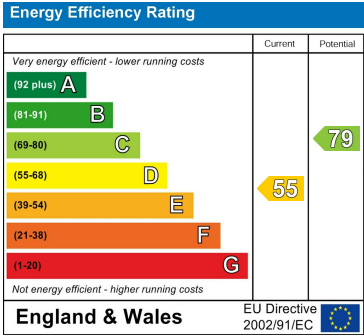


TOTAL FLOOR AREA : 280 sq.ft. (26.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



PLEASE NOTE:  
Although every care has been taken in the production of these sales particulars prospective purchasers should note:  
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).  
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.  
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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