



FLAT 1, 45, WALLACE HOUSE PORTLAND ROAD HOVE, BN3 5DQ

£160,000
SHARE OF FREEHOLD

Guide Price £160,000 - £180,000. Fantastic ground floor apartment, moments from Hove Station with no onward chain. This superb one bedroom apartment has been designed for modern day living with open plan kitchen / living, double bedroom, modern shower room and the added bonus of a small courtyard space. The contemporary fittings combined with a great layout make this the perfect property to move straight in. The property further benefits from no onward chain and a share of freehold.

Having been recently converted into five apartments, this beautifully presented late Victorian building is well located to enjoy all the City has to offer, along with having easy access to both Aldrington Station and Hove Mainline Station offering regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Nicholas James
SALES LETTINGS AUCTIONS
APPLYING FOR
TO LET

GLODDIPOP

Portland Road

Approximate Gross Internal Area = 30 sq m / 323 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341519)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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