

18 Vale Road
Portslade
BN41 1GF



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS



18 Vale Road

£1,050 PCM

Communal Entrance

Path leading to communal entrance

Entrance Hall/Landing

Flat entrance is located on ground floor with stairs leading up to landing with two storage cupboards. Doors leading to all rooms

Kitchen

10' 4" x 5' 10" (3.15m x 1.78m) South facing kitchen with vinyl flooring, stainless steel inset sink, electric hob and brand new oven with various wall and base-mounted units, fridge with double glazed window overlooking gardens below.

Bathroom

6' 3" x 6' 4" (1.91m x 1.93m) Bathroom comprises new bath with overhead shower, wash basin and WC, towel rail, obscured glass double glazed window

Bedroom

11' 5" x 10' 7" (3.48m x 3.23m) Southerly aspect bedroom with double glazed window looking out to garden, radiator.

Lounge (Reception)

16' 2" x 11' 6" (4.93m x 3.51m) Good sized living space with two double glazed windows overlooking Vale Road.

Garden

South facing garden accessed via footpath to west side of the building. Garden has patio area as well as a shed.

Other Information

Council Tax Band - A

Parking Zone - X

Traditional Deposit - £1211.53

Holding Deposit - £242.31

EPC rating - D

Local Authority
Brighton & Hove

Council Tax Band
A

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(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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North & South Studios 3

Wilbury Grove

Hove

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