

Flat B  
13 Station Road  
Portslade  
Brighton  
BN41 1GA

TO  
LET



**A SPACIOUS SECOND AND THIRD FLOOR  
MAISONNETTE ABOVE COMMERCIAL PREMISES  
ACCESSIBLE PORTSLADE RAILWAY STATION**

**£1,200 PCM**

Graves Son & Pilcher LLP  
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- ❖ 3 Bedrooms
- ❖ 19' x 15' Sitting Room
- ❖ G.C.H. Double-glazing
- ❖ Car space
- ❖ Newly fitted kitchen and shower room
- ❖ Newly re-carpeted
- ❖ Available immediately

### THIRD FLOOR

LANDING:

Access to roof space.

BEDROOM 1:



17'3 x 12'7 (5.25m x 3.83m) Radiator, uPVC double-glazed windows, recess with shelving and hanging space.

BEDROOM 2:



11'3 x 10'4 (3.42m x 3.15m) Radiator, uPVC double-glazed window, hanging and shelved storage space.

### SECOND FLOOR

LANDING:

SITTING ROOM:



19'3 x 15'9 (5.86m x 4.80m) Tiled fireplace surround, two radiators, uPVC double-glazed windows, ceiling cornice, TV aerial point

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**BEDROOM 3:**

12'8 x 11'3 (3.86m x 3.42m) Radiator, uPVC double-glazed window, range of wall to wall built in wardrobe cupboards with storage cupboards above, hanging and shelved storage space, under stairs storage area.

**LOWER LANDING:**

Radiator, access to additional overhead storage space.

**CLOAKROOM:**

Low-level WC, vanity unit with inset wash hand basin, radiator, tiling to walls.

**SHOWER ROOM:**

Fully tiled walls, shower cubicle with mixer valve, vanity unit with wash hand basin, mixer tap and cosmetic cupboard under, radiator, extractor fan.

**KITCHEN/BREAKFAST ROOM:**

10'9 x 9'2 (3.27m x 2.79m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset stainless steel four burner gas hob with matching oven under and canopied extractor hood above, space for washing machine, space for fridge, Valiant wall mounted gas fired central heating boiler, radiator, uPVC double-glazed window.

Tenant application/referencing fees, please follow link:  
<http://www.gsp.uk.com/residentiallettingfees.html>

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH LANDLORDS AGENTS  
 GRAVES SON & PILCHER LLP 01273 321123**

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