



39 PORT HALL PLACE

BRIGHTON, BN1 5PN

£220,000
LEASEHOLD - SHARE OF FREEHOLD

Beautifully presented one-bedroom ground floor flat located moments from Preston Park. This superb property occupies the ground floor of this attractive period building and benefits from bright and spacious accommodation comprising; large open plan kitchen/living area with bay windows, double bedroom with a newly refurbished shower room. Additional benefits include gas central heating and built in storage space. Located on Port Hall Place the property is perfectly positioned to enjoy all the City has to offer, being within walking distance to a range of local shops, cafes and restaurants throughout Brighton along with easy access to the seafront. Preston Park Mainline Station is just a short stroll and offers regular and direct links to London.

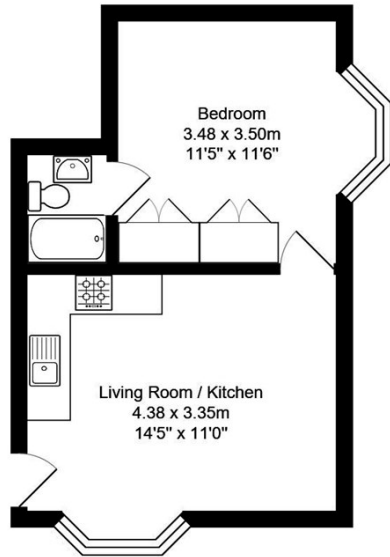
The property is sold with the share of freehold and no onward chain.

**Nicholas
James**

SALES LETTINGS AUCTIONS



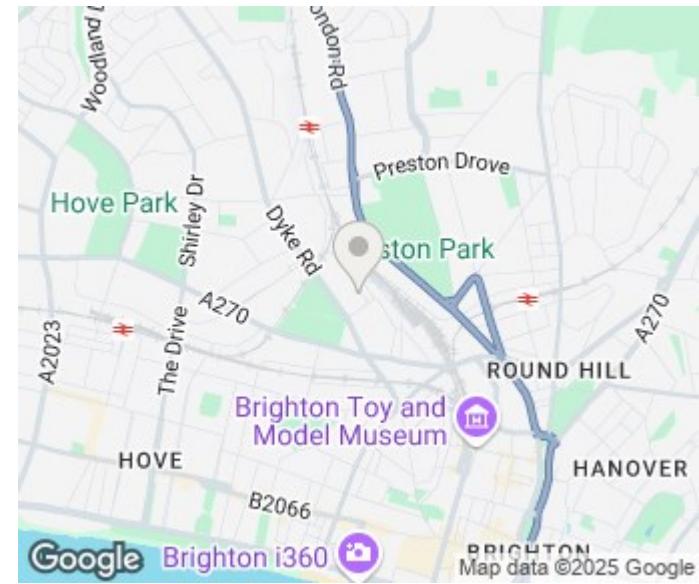




Porthall Place

Total Area: 31.0 m² ... 333 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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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