



**62 Drove Road, Portslade, Brighton, BN41 2PA**  
£330,000

# 62 Drove Road, Portslade, Brighton, BN41 2PA

A two bedroom cottage spanning over two floors with gated permit parking, a long lease and the remainder of a 10 year ICW new homes warranty.

## The Property

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This two bedroom cottage is part of The Old Brewery. It has been finished to exacting standards, using carefully chosen materials to reflect the exclusive quality of the development. Stylised heritage or box sash windows call to the original character of the building, while contemporary design brings the space into the 21st Century.

The open plan, kitchen, dining and living space will impress any guest. Oak engineered flooring and a subtle palette of colours will complement modern furnishings, and the kitchen area has been well-designed to accentuate the space with seamless matt cashmere handleless units paired with marbled white worktops and upstands. Integrated Bosch appliances include a fan oven, extractor fan, electric touch control hob, fridge freezer and washing machine.

Comfortably spacious and fitted with smoked grey carpets, the double bedrooms feel luxurious, and the bathroom has been designed with Grohe fittings for simplicity and style. The porcelain part-tiled walls, floor tiles and stone sills add refined glamour to each space and wall mounted, chrome heated towel rails complete the look.

The bathroom is fitted with a white suite and the lighting is atmospheric with recessed LEDs and an illuminated wall mirror.

As part of the regeneration, the development also incorporates office space and a new gym, meaning you can stay in shape without having to travel (subject to subscription).

## The Location

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Steeped in history and brimming with character and style, The Old Brewery is an iconic and listed structure within Portslade Old Village which has dominated the landscape here since 1881. It sits within the Parish of Portslade which is part of the City of Brighton and Hove on the south-east coast, just 60 miles from London, half a mile north of the main A270 east-west thoroughfare and a mile south of the A27 Brighton bypass linking to the A23.

Bordered by the South Downs National Park to the north, Portslade Old Village is ideally positioned between the coast and the countryside, offering all residents the perfect balance between town and country lifestyles.



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## Oakley

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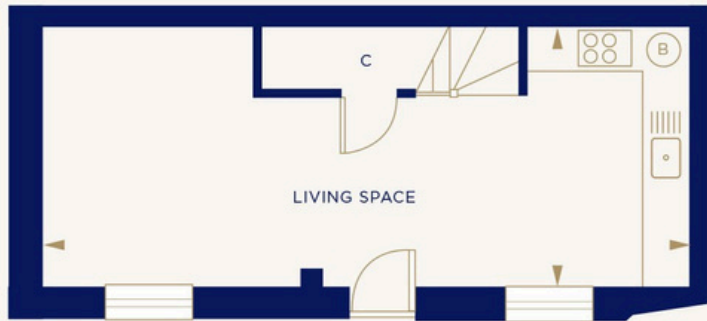
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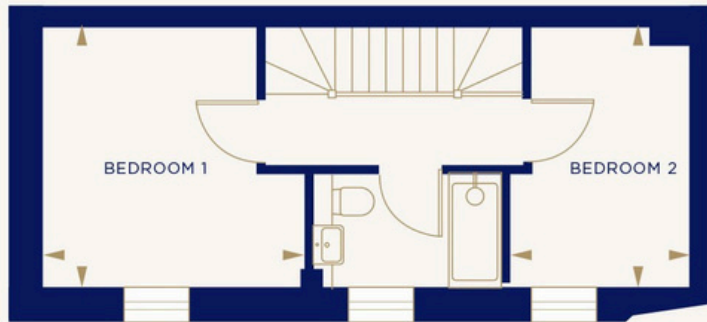


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GROUND FLOOR



FIRST FLOOR

	METRES	FEET
Living Space	8.72 x 3.49	28'7 x 11'5
Bedroom	3.44 x 3.47	11'3 x 11'4
Bedroom 2	2.45 x 3.4	8'0 x 11'1
<b>TOTAL AREA</b>	<b>61.66 sqm</b>	<b>664 sqft</b>



### Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Leasehold	92+	A		93 A
999 Year Lease Term From 2022	81-91	B		
Ground Rent- £0	69-80	C	79 C	
Service Charge- Approx. £800 pa	55-68	D		
Council Tax Band C	39-54	E		
	21-38	F		
	1-20	G		

Please note that the images have been taken from various apartments in the development. Layouts may vary.



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