

Kingston House, Gardner Road | Portslade | BN41 1AR

£280,000





We are delighted to offer for sale this spacious and well presented two double bedroom ground floor garden flat within this popular Portslade block.



# Key Features

- Two Double Bedrooms
- Spacious Kitchen/Lounge/Diner
- Modern Fitted Family Bathroom
- Private L Shaped Garden
- Allocated Parking
- Long Lease
- Ground Floor Garden Flat
- Gas Central Heating
- Popular Portslade Location



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Security entry phone system leading into:-

COMMUNAL HALLWAYS Private front door into:-

ENTRANCE HALL Comprising laminate flooring, storage cupboard with shelving, utility cupboard with space and plumbing for washing machine, further cupboard with shelving and hanging rail, recessed lighting, radiator, wall mounted heating control panel, ceiling mounted smoke detector.

OPEN PLAN LOUNGE/KITCHEN/DINER

KITCHEN AREA South aspect. Comprising tiled flooring, square edge work surface with cupboards below and matching eye level cupboards, one and a half bowl stainless steel sink unit with mixer tap, four ring gas hob with oven below with extractor fan over, tiled splashbacks, integrated dishwasher, space and provision for fridge/freezer, cupboard housing Potterton boiler, extractor fan, ceiling mounted smoke detector.

LOUNGE / DINING AREA South aspect. Double glazed windows, double glazed door out to rear garden, laminate flooring, two radiators, two light fittings, wall mounted light fitting.

BEDROOM ONE West aspect. Comprising carpeted flooring, double glazed window, radiator, single ceiling light fitting, various power points.

BEDROOM TWO West aspect. Comprising carpeted flooring, double glazed window, radiator, single ceiling light fitting, various power points.

BATHROOM Comprising tiled flooring, panel enclosed bath with integrated shower attachment over, pedestal hand wash basin, low flush wc, heated towel rail, tiled walls, extractor fan, single light fitting.

## EXTERNAL

L SHAPED REAR GARDEN Laid to paved patio area leading onto lawned area, raised decked area with pergola and swing seat, various shrubs and trees, two timber storage sheds,

ALLOCATED PARKING SPACE A7

COMMUNAL FACILITIES Include seating area, garden and bike store.

## TENURE

Leasehold

LEASE: 125 years from 2010 - approximately 111 years remaining

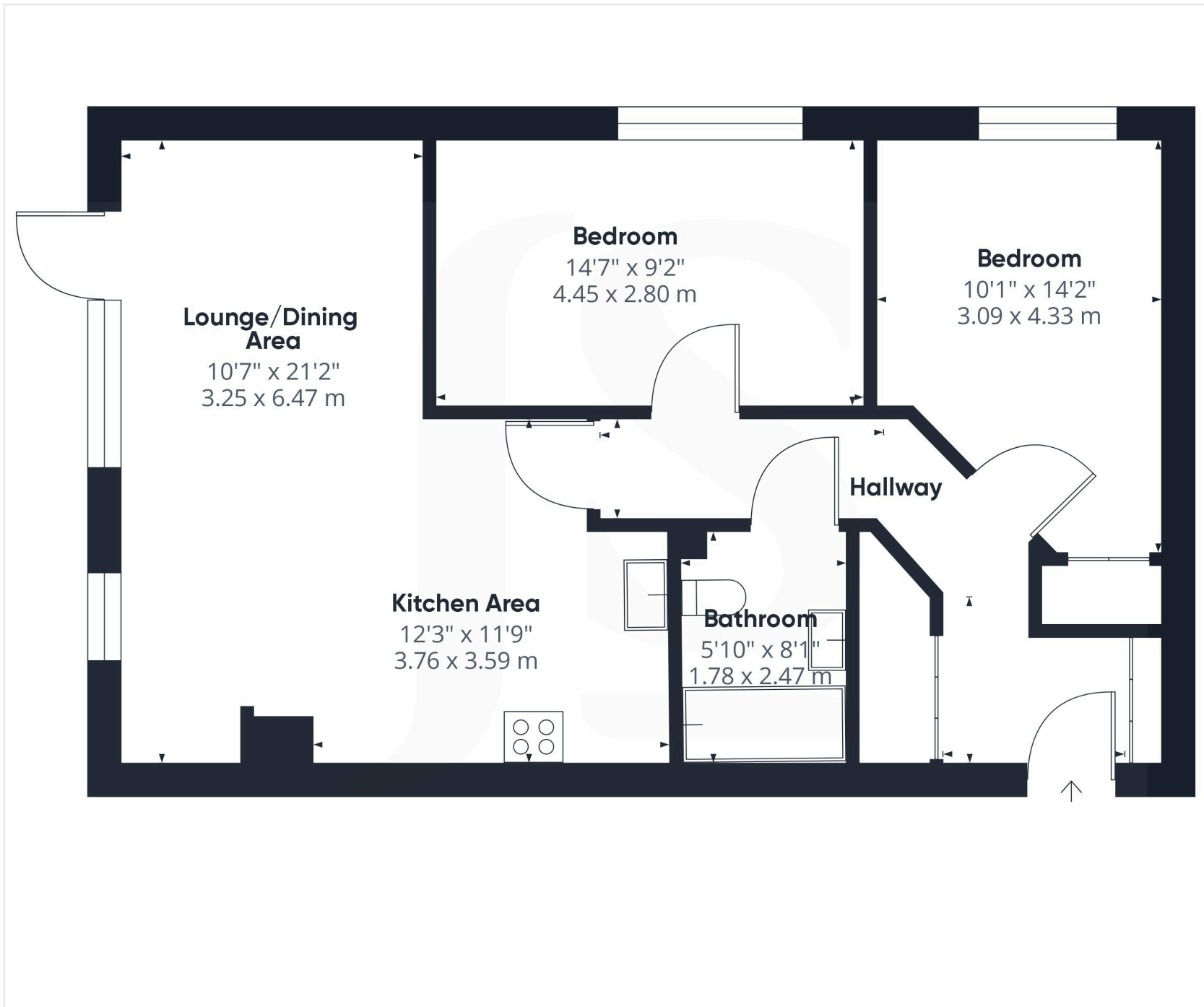
MAINTENANCE: Approximately £1514.16 per annum

GROUND RENT: Approximately £250 per annum

## LOCATION

Situated on level ground in a convenient residential location being within 1 mile of both Southwick Square and Boundary Road. Local shopping facilities, mainline railway stations, schools for all age groups and bus services to Shoreham High Street and Surrounding areas are all easily accessible.





Approximate total area<sup>01</sup>  
744.4 ft<sup>2</sup>  
69.16 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 753 sqft)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

