



Kingston House | 56a Gardner Road | Portslade | BN41 1AR  
Guide Price **£280,000**



We are delighted to offer for sale this impressive and spacious two bedroom ground floor flat situated on level ground in this convenient location.



# Key Features

- Allocated Parking
- Modern Open Plan Kitchen
- Private Garden
- Modern Bathroom
- Gas Central Heating
- Wood Effect Triple Glazed Windows
- Long Lease
- Communal Gardens and Bike Store



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Security entry phone system leading into:-

COMMUNAL HALLWAY

Private front door into:-

SPACIOUS L SHAPED ENTRANCE HALLWAY Comprising laminate flooring, spotlights, radiator, fitted large storage cupboard.

BEDROOM ONE South aspect. Comprising carpeted flooring, wood effect triple glazed window, built in storage cupboard, radiator, single ceiling light fitting.

BEDROOM TWO South aspect. Comprising carpeted flooring, wood effect triple glazed window, radiator, single ceiling light fitting.

MODERN BATHROOM Comprising tiled flooring, low flush wc with hidden cistern, hand wash basin with vanity unit below, panel enclosed bath with shower attachments over, part tiled walls, ladder style heated towel rail, single ceiling light fitting.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA

South aspect.

LOUNGE/DINING AREA: Comprising laminate flooring, spotlights, wood effect triple glazed windows and wood effect triple glazed door out to South aspect rear garden.

KITCHEN AREA: Comprising tiled flooring, square edge work surface with fitted range of cupboards and drawers below and matching eye level cupboards in a white gloss finish, led kickboard lighting, part tiled splashbacks, inset gas hob with double oven below and extractor fan over, one and a half bowl stainless steel single drainer sink unit with mixer tap, space for freestanding fridge/freezer, ceiling mounted directable spotlights.

## EXTERNAL

SOUTH ASPECT REAR GARDEN Paved patio area stepping up onto decked area, also leading to lawned area, water butt, fence enclosed.

ALLOCATED PARKING BAY

COMMUNAL FACILITIES Include seating area, garden and bike store.

## TENURE

Leasehold

LEASE: Approximately 112 years remaining

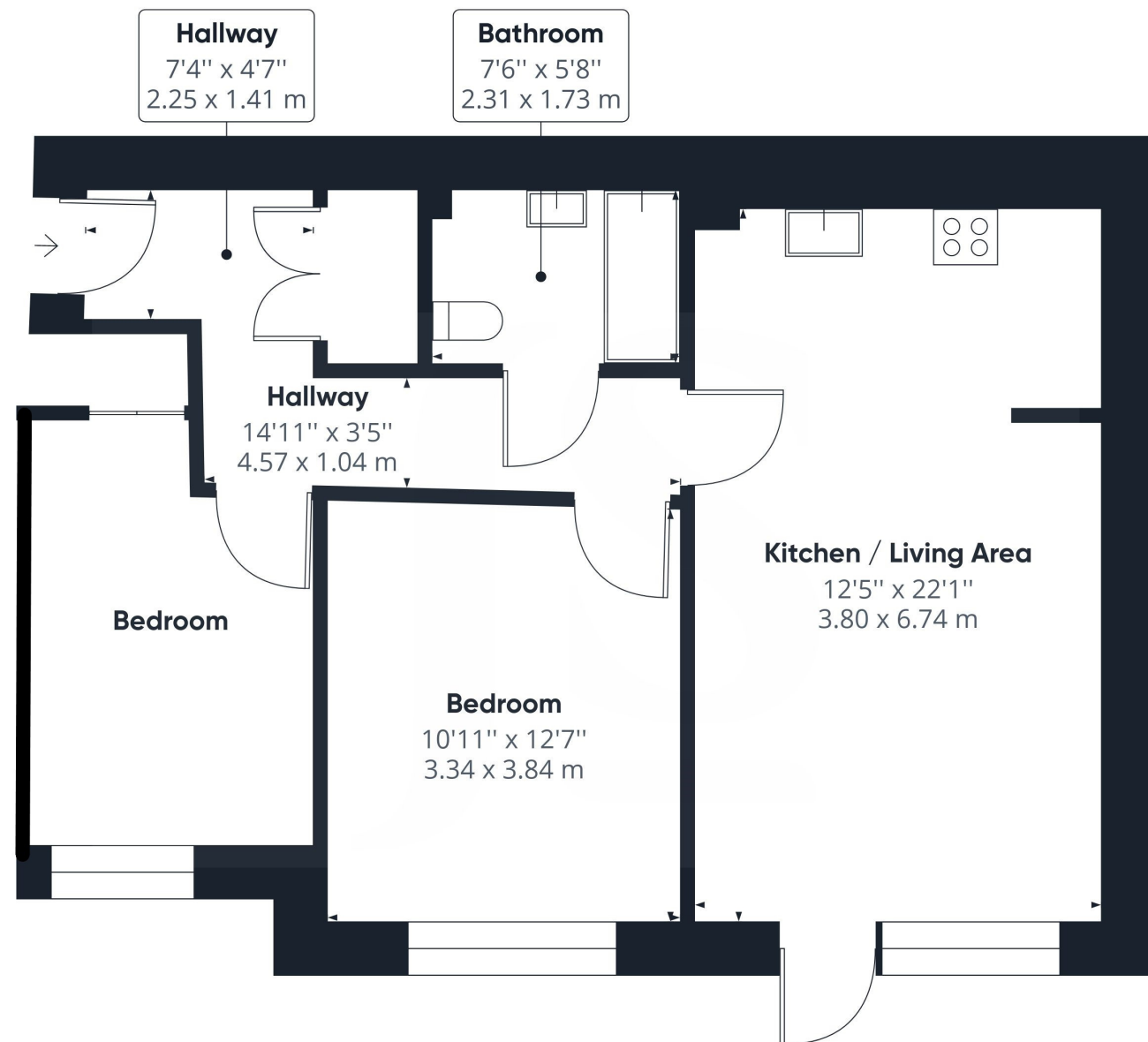
MAINTENANCE: Approximately £1514.12 per annum

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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: 732sqft

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.