

20 Kingston House, 56a Gardner Road, Portslade BN41 1AR

Asking Price Of £280,000

- TWO DOUBLE BEDROOMS
- WHITE BATHROOM SUITE
- OPEN PLAN KITCHEN/LIVING ROOM
- PRIVATE BALCONY
- SEA VIEWS
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- PRESENTED IN GOOD ORDER

Whitlock and Heaps are pleased to bring to market this excellent apartment being presented in good order throughout with a delightful kitchen/living room that leads onto the west facing balcony offering sea views. The two double bedroom accommodation also features a white bathroom suite and allocated parking space. No onward chain.

ENTRANCE HALL Fitted double cupboard housing 'Potterton' gas-fired boiler with space for washing machine and linen shelving over, radiator.

KITCHEN Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent laminate work surface with range of cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with stainless steel extractor over, double oven, integrated dishwasher, space for fridge/freezer, tiled floor.

LIVING/DINING ROOM Two radiators, window and door to:-

WEST FACING BALCONY Space for table and chairs, sea views.

BEDROOM 1 Double glazed window, radiator.

BEDROOM 2 Double glazed window, radiator, fitted double wardrobe.

BATHROOM White suite comprising panelled bath with mixer tap and glazed shower screen, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, tiled floor, part tiled walls.

OUTSIDE Allocated Parking Space 25.

OUTGOINGS LEASE 111 years remaining

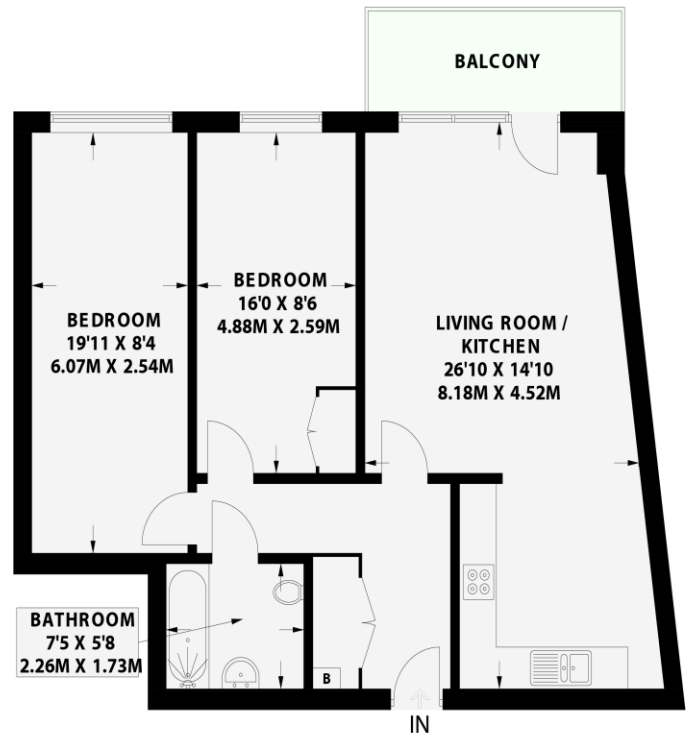
Maintenance £1514.16 per annum

Ground Rent £250 per annum

KINGSTON HOUSE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
806 sq ft / 74.9 sq m



Third Floor
806 sq ft / 74.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
HH Head Height Below 1.5m
M Measuring Points
S Storage Cupboard
W Fitted Wardrobe
G Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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