



Flat 32, Kingston House 56A Gardner Road
Portslade, BN41 1AR

Pearson
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Asking price £280,000

A stylish and spacious two bedroom top floor apartment that is beautifully presented and further boasts a delightful south facing balcony with sea views and a dedicated off-street parking space. The property's location means you are close to a host of amenities, transport links and local schools.

Set on the second floor of this modern purpose built block, the property's accommodation provides two good sized double bedrooms, centrally located is a lovely family bathroom and completing the layout is a very generously sized open plan kitchen/living space with stylish Herringbone flooring. This bright south facing sheds in a tonne of natural light and offers a great place for dining, entertaining or unwinding.

Set off the living room is a south facing balcony where you have distant sea views, and provides enough room for a small table and chairs to enjoy the sunshine.

The property benefits from a dedicated off-street parking space and the building benefits from a passenger lift and communal gardens.

Excellent transport links are nearby with Fishersgate train station being an approximate 5 minute walk, and a number of bus routes can also be found in close proximity.

Lease - 110 years remaining
Service Charge - £126 per month
Ground Rent - £250 per annum

