

Gardner Road, Portslade, BN41 1AR
£285,000 Leasehold

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



- Ground Floor Garden Flat
- Two Double Bedrooms
- Open Plan Living Space
- Study
- Contemporary Shower Room
- Private Gardens
- Reserved Parking

This super GROUND FLOOR GARDEN FLAT is offered in good order and has some unique additions. TWO DOUBLE BEDROOMS, 24 ft x 20 ft open plan living space with defined areas, including a MODERN FITTED KITCHEN with appliances, small STUDY, RE FITTED CONTEMPORARY SHOWER ROOM, triple glazing, OWN GARDEN ON TWO SIDES OF THE PROPERTY, reserved parking, long lease

Communal entrance via a security entryphone system, front door to

ENTRANCE HALL

coats hanging area, UTILITY CUPBOARD with space and plumbing for washing machine, space for tumble dryer, shelving and easy access via double doors, digital central heating thermostat, inset down lighters, tiled floor, doors to

OPEN PLAN LIVING SPACE

24'8 x 20'3 (7.52m x 6.17m)

open plan with defined areas

LOUNGE AREA

radiator, tiled floor, triple glazed window

DINING AREA

ample space for a table, double glazed windows and a triple glazed door to the garden

KITCHEN AREA

fitted with matching white gloss and black matt units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, FITTED EXTRACTOR HOB OVER, BUILT IN ELECTRIC DOUBLE OVEN AND GRILL, cupboard housing a gas fired combination boiler, tiled floor

STUDY

providing workspace and storage

BEDROOM ONE

12'7 x 10'5 (3.84m x 3.18m)

radiator, wardrobe, tiled floor, triple glazed window,

BEDROOM TWO

12'6 x 9'11 (3.81m x 3.02m)

radiator, tiled floor, triple glazed window

SHOWER ROOM

a contemporary suite comprising of a large walk in shower unit with a drying area, wash hand basin set in a vanity unit with drawers under, wc with concealed cistern, ladder style heated towel rail, part tiled walls, tiled floor, electric extractor fan

PRIVATE GARDEN

on two sides of the property, paved patio on each side, garden shed with adjacent covered area, flower and shrub beds laid with stones

RESERVED PARKING SPACE

COMMUNAL GROUNDS

including a bike store

THE LOCATION

Located close to local shops, schools, nurseries, and parks in the area (Shark Park, Vale Park, Victoria & Play Park). Transport links include, Fishersgete station, both the A27 and the Old Shoreham Road and buses routes including the 700 coastliner, 1 & 1X provide regular services across the coast and to the city centre. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

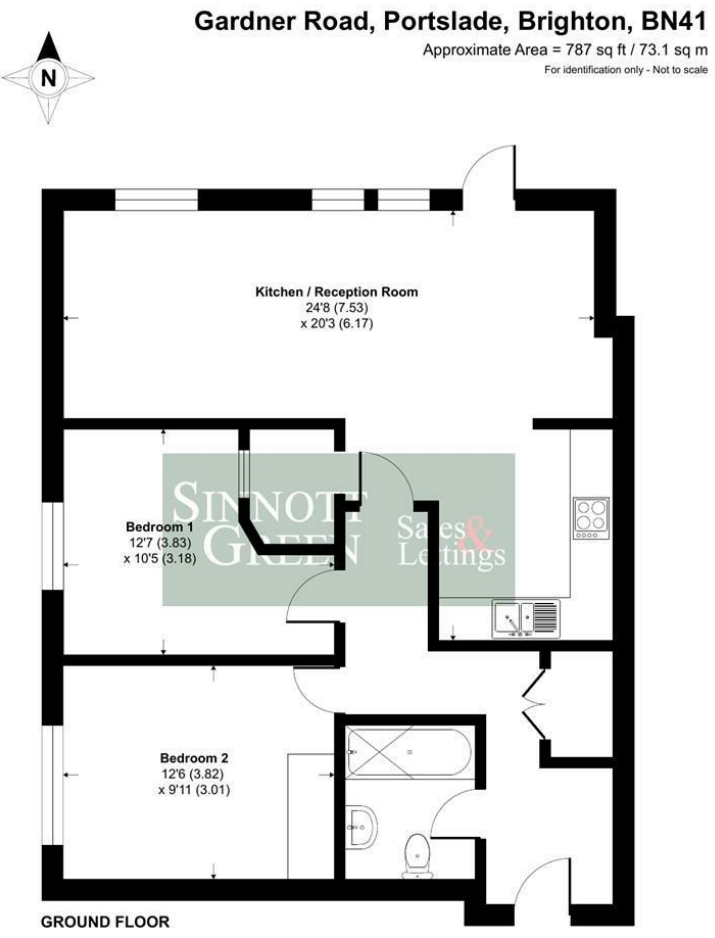
LEASE & SERVICE CHARGE

Lease 120 years from 2010

Ground Rent £250 P.A.

Maintenance approx. £140 PCM

The block is self managed by the residents through a Right To Manage company which is run by residents of Kingston House and any resident can apply to become a Director



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2020. Produced for Sinnott Green. REF: 1422784