



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

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

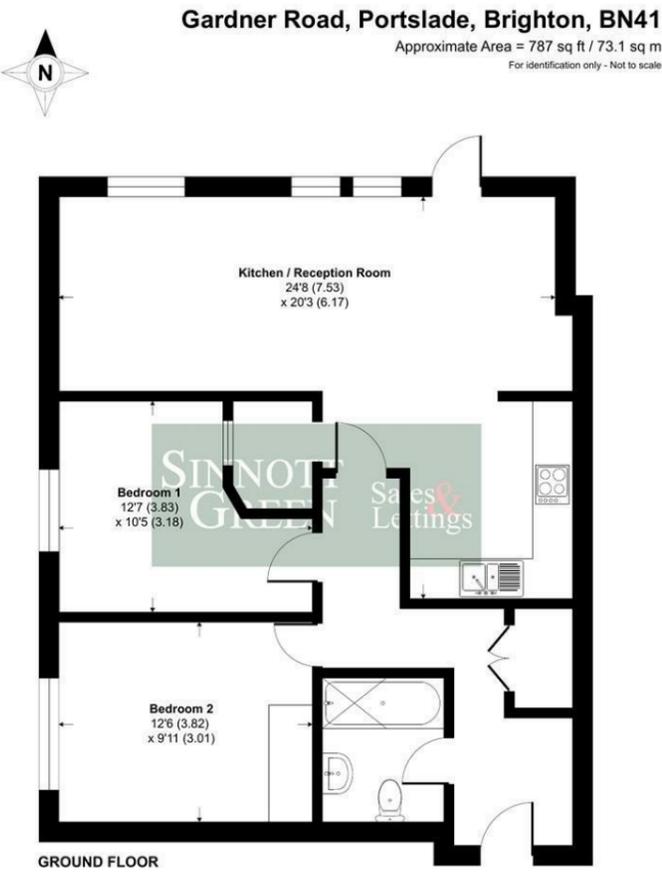
**THE LOCATION**

well located within one mile of both Portslade and Southwick town centres and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Southwick and Portslade Town centres and mainline railway stations, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Lease 120 years from 2010

Ground Rent £250 p.a.

Maintenance apprx. £140 p.c.m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sinnott Green. REF: 1422784. © nichicom 2026.