



Offers In Excess Of
£265,000
Leasehold

- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- ALLOCATED PARKING SPACE
- SEA VIEWS
- COMMUNAL GARDEN
- LONG LEASE

Situated on the second floor of this contemporary modern building is this spacious apartment with two double bedrooms, South facing balcony with sea views and allocated parking. Built in 2010, Kingston House is situated on Gardner Road which is within walking distance to Portslade and Fishersgate train stations, Fishersgate park, Vale park, local shops and also the beach

The apartment is accessed via a secure communal entrance and comprises; open planned kitchen / lounge, two double bedrooms, large family bathroom and a balcony.

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Entrance Hall

Laminate flooring, two storage cupboards one of which housing the washing machine

Open Planned Kitchen / Lounge 21'3" x 18'8" (6.50m x 5.70m)

Kitchen Area

Solid tiled flooring, mixture of wall and base units, integrated dishwasher, space for tall fridge freezer, stainless steel sink with mixer tap, gas hob with inset electric oven, extractor fan,

Lounge

Laminate flooring, three large double glazed windows with door leading to South facing balcony, wall mounted radiator, space for dining table and chairs

Bedroom One 14'2" x 9'10" (4.32m x 3.02m)

Laminate flooring, wall mounted radiator, large double glazed window, built in wardrobe

Bedroom Two 14'5" x 8'11" (4.41m x 2.74m)

Laminate flooring, wall mounted radiator, large double glazed window

Bathroom

Solid tiled flooring, WC< sink, bath with overhead shower, extractor fan, wall mounted heated towel rail

Agents Notes

Lease: 113 Years

Service Charge: £125 Per Month

Ground Rent: £250 P/A

EPC: B

Council Tax Band: B

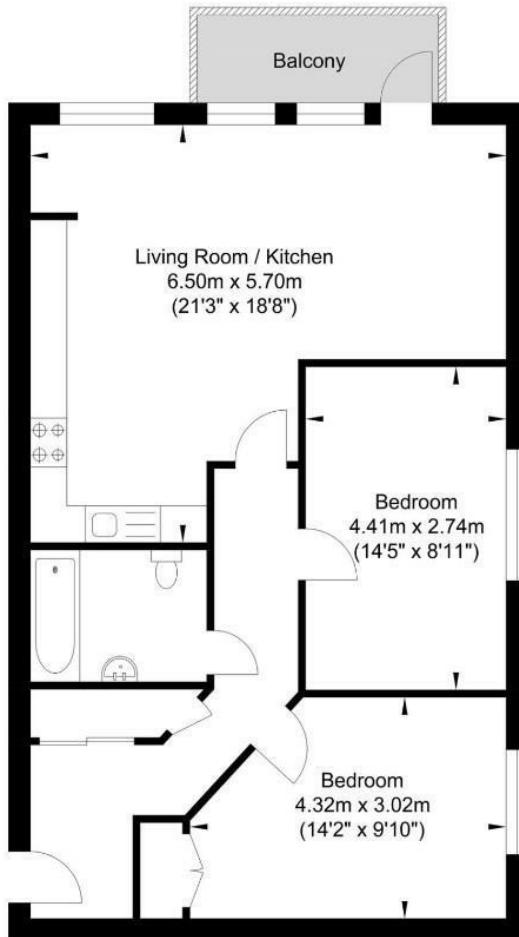


28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Kingston House



Second Floor
Approximate Floor Area
757.67 sq ft
(70.39 sq m)

Approximate Gross Internal Area = 70.39 sq m / 757.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Very environmentally friendly - lower CO ₂ emissions		Current	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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