



## 56a Gardner Road | Portslade | BN41 1AR

\*\* Video Tour Available \*\* Guide price £230,000 to £245,000 Harrison Brant are delighted to offer to the market this modern two bedroom first floor apartment. Enjoying a popular residential location, close to a good range of local amenities, schools and public transport links, the well planned and spacious accommodation comprises a pleasant entrance hall, a good size lounge which provides direct access out onto a good size balcony area, dining area and a modern fitted kitchen area. With two good size bedrooms and a modern bathroom suite, this apartment is an ideal first time buy! Also enjoying pleasant communal grounds and resident and visitor permit parking areas this property really is a must view! EPC Rating B84.

## Guide Price £230,000 to £245,000

- Modern first floor apartment
- Popular location
- Close to local amenities
- A good size lounge, dining and kitchen areas
- Pleasant balcony
- Modern bathroom suite
- Communal grounds
- Resident & Visitor permit parking areas



## Property Description

### SECURE COMMUNAL ENTRANCE

With wall-mounted entry-phone system and communal door to:

### COMMUNAL ENTRANCE HALL

Passenger lift and stairs rising to first floor landing and personal front door to:

### ENTRANCE HALL

Double recessed airing/cloaks cupboard with electric heat source, slatted shelving, lighting and wall-mounted consumer unit with trip-switches. Radiator with thermostat controls, wall-mounted digital central heating thermostat controls, levelled ceiling door to:

### OPEN PLAN LIVING DINING KITCHEN AREA

20' 9" approx x 19' 4" approx narrowing to 13' 5" in lounge area (6.32m x 5.89m)

### KITCHEN AREA

With range of modern white high-shine fronted units comprising 1 & 1/4 single bowl and drainer sink unit with contemporary mixer tap over inset to 'L' shaped timber-effect work-surface. Range of cupboards and drawers under incorporating tall end double cupboard housing wall-mounted gas-fired digital combination boiler supplying on-demand domestic heating and hot water. Space for tall appliance, fitted 'Electrolux' stainless steel digital fan-assisted double oven/grill with matching inset four-burner gas hob, stainless steel splash-back and extractor hood over. Range of matching wall-mounted cupboards, Ceramic tiled flooring opening to:

### LOUNGE AND DINING AREAS

Two double radiators with thermostat controls, TV and telephone point (subject to service providers regulations), levelled ceiling, rear aspect window with adjacent matching door leading out to:

### BALCONY

Being semi-enclosed with outside lighting.

### BEDROOM ONE

11' 5" approx x 10' 11" approx (3.48m x 3.33m) Rear aspect window, radiator with thermostat controls, telephone points (subject to service providers regulations) and levelled ceiling

### BEDROOM TWO

10' 11" approx x 10' 4" approx (3.33m x 3.15m) Rear aspect window, radiator with thermostat controls, fitted wardrobe with hanging rail and shelving, telephone point (subject to service providers regulations) and levelled ceiling.

### BATHROOM / WC

Modern fitted white suite comprising panelled bath with twin grips, mixer tap/shower attachment and glass screen over. Adjacent pedestal wash-hand basin with

mixer tap and wall-mounted mirror-fronted vanity cupboard with shelving over. Adjacent shaver point and ladder-style towel rail/radiator. Low-level push-button flush WC with concealed cistern, part-ceramic tile walls and flooring, levelled ceiling with extractor fan.

#### OUTSIDE

#### COMMUNAL GARDENS

Maintained communal gardens surround the development.

#### RESIDENTS PERMIT PARKING

#### LEASE

Length of lease: 125 years from the 1st April 2010.

Service charge: £1,148.64 approx. PA.

Ground rent: £250 approx. PA.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

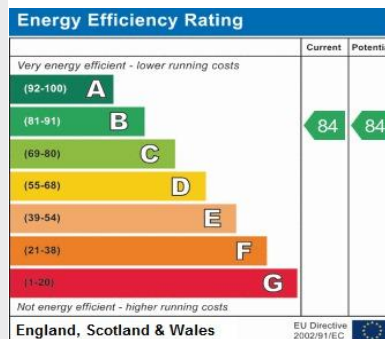
Strictly by appointment

## Contact Details

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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.  
Items shown in the photographs are not necessarily included in the sale.  
VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT  
VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

