



ESTATE AGENTS & VALUERS

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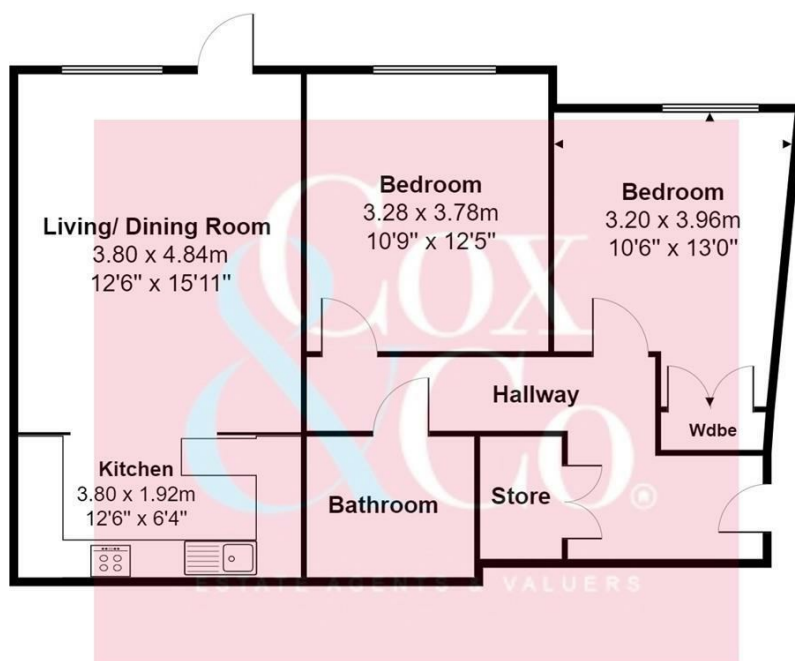


- Spacious Modern Apartment
- Private South Facing Garden
- Allocated Parking Space
- Modern Development Built in 2010
- Long Lease
- Two Double Bedrooms
- Open Plan Living
- Short Walk (4 min) To Fishersgate Station
- Close To Local Park And Seafront
- EPC Rating B Eligible For Green Mortgages

## Kingston House, Gardner Road, Dartford, Brighton

Price: £280,000 Leasehold





Total Area: 68.0 m<sup>2</sup> ... 731 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Cox & Co and pleased to offer this spacious two-bedroom modern apartment with a south-facing private garden and allocated parking space. Kingston House was built in 2010, a contemporary modern development which is highly efficient, boasting an energy performance rating of B, making the property eligible for Green Mortgage products.

A ground floor apartment with a southerly aspect and private garden spanning the width of the property. The accommodation comprises a good-sized hall with a large storage cupboard, open plan living with a modern kitchen, ample space for a dining table and lounge leading onto the garden; there are two good-sized double bedrooms and a modern bathroom suite. The property benefits from having a long lease, allocated parking space and a bike store.

Situated on Gardner Road in Portslade a short walk to Fishersgate train station (4 minutes / 0.2 miles) with connections along the coast and to London. Nearby Fishersgate Park offers a play park and café; excellent shopping facilities in Boundary Road are also within easy walking distance and includes major retailers such as Tesco, Boots, Superdrug and Iceland along with an interesting mix of independent businesses, cafe's and restaurants.

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