



Lawton & Dawe PROPERTIES



65 Gardner Road Portslade, Brighton, BN41 1PN Offers In The Region Of £265,000

Lawton and Dawe are pleased to have for sale this spacious, ground floor two bedroom flat with driveway. The flat comprises of a good sized lounge and double bedroom at the front of the property, a modern bathroom with white suite and shower over bath. The hallway leads to a study / second reception area with space for table or desk, and a good sized storage cupboard. There is also a double bedroom, with a storage cupboard. Then you come to the good sized kitchen at the rear of the property, which is spacious, bright with a skylight and has plenty of storage! The south facing rear garden has a patio area, perfect for entertaining, with a brick BBQ area and a lawn.

The flat is neutrally decorated, has gas central heating and double glass windows. The property is located close to Fishergate station and the new Fishergate 'sharps park' is a short walk away, perfect for children or a dog walk! The variety of convenience stores, shops and pubs in BN41 is a real advantage.

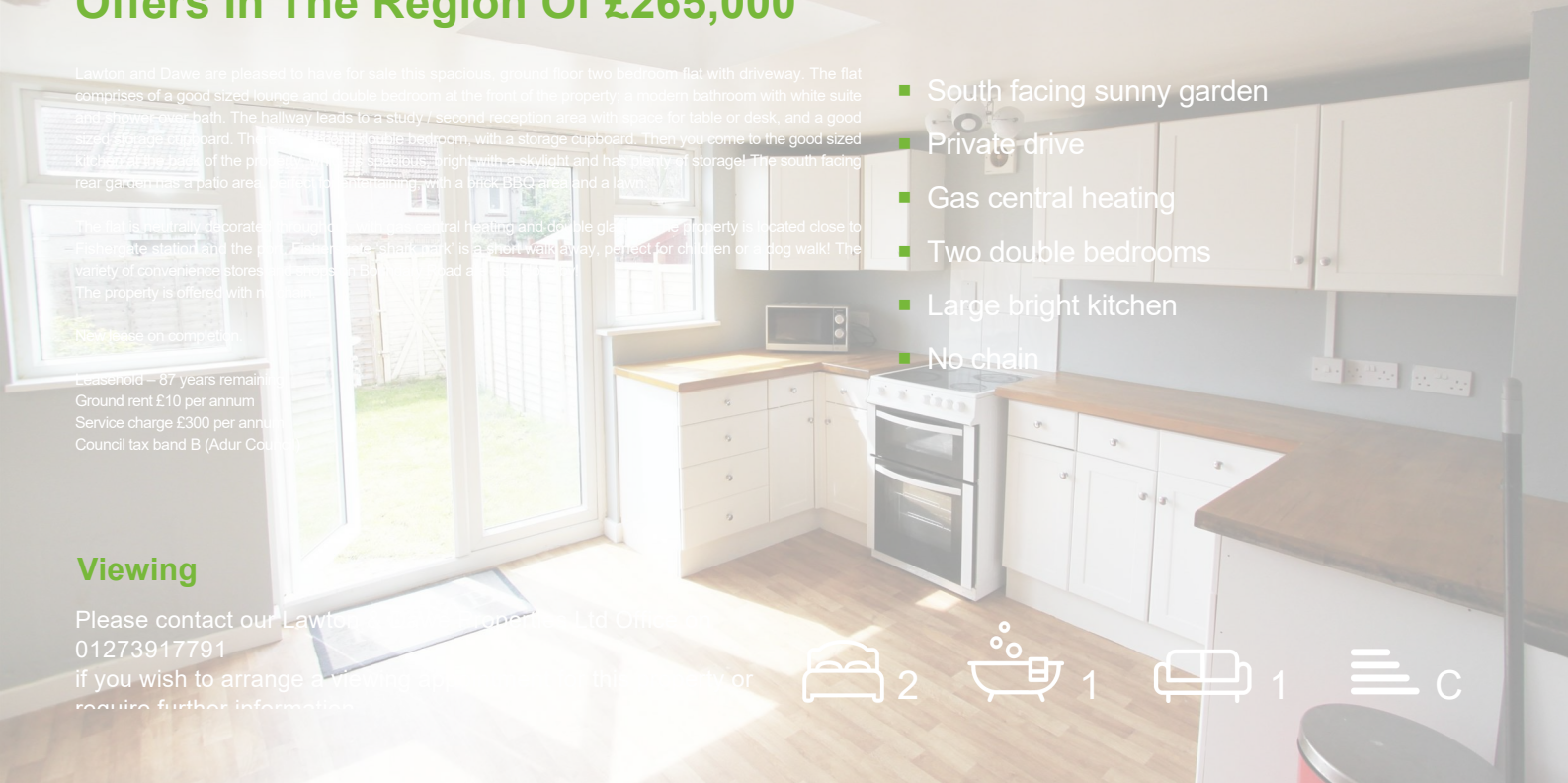
The property is offered with no chain.

Leasehold - 87 years remaining
Ground rent £10 per annum
Service charge £300 per annum
Council tax band B (Adur Council)

- South facing sunny garden
- Private drive
- Gas central heating
- Two double bedrooms
- Large bright kitchen
- No chain

Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791 if you wish to arrange a viewing appointment, or if you require further information.



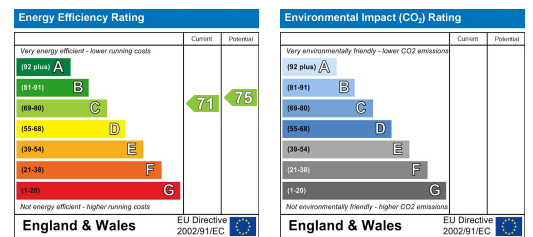
Floor Plan



Area Map



Energy Efficiency Graph



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