



ASPIRE
RESIDENTIAL



Kingston Court, Worthing Road, East Preston, BN16 1FD

Asking Price £275,000

- Modern Apartment in East Preston
- En-Suite and Bathroom
- Presented to a high standard
- Off road parking facilities
- Service and Maintenance Charges - approx. £1700 per annum
- Two Bedrooms
- Living Room with Juliette Balcony
- New flooring throughout
- Leasehold with approx. 111 years remaining
- Ground Rent - approx. £150 per annum

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Situated in a highly regarded location, this modern apartment that has been presented to a high standard throughout and benefits from new flooring. Lift access to all floors



Council Tax Band: C



Communal Entrance

Stairs or lift leading to the first floor.

Entrance Hall

Storage cupboard. Entryphone system. Radiator.
Doors leading to:

Living Room

13'3" x 10'4"

Double glazed Southerly aspect doors leading to the Juliette balcony. Double glazed side aspect window. Double radiator.

Kitchen

13'3" x 9'0"

Matching wall and base units, incorporating the solid wood worktops, built in electric oven, four ring gas hob and extractor fan above. One and half bowl stainless steel sink and mixer tap. Integrated fridge/freezer, dishwasher and washer/dryer. Wall mounted gas central heating boiler. Radiator.

Bedroom One

10'8" x 8'8"

Double glazed side aspect window. Double radiator. Door leading to:

En-Suite Shower Room

Corner shower cubicle. Low level WC. Pedestal wash hand basin. Chrome towel radiator.

Bedroom Two

13'0" x 10'0"

Two double glazed Southerly aspect windows. Double radiator.

Bathroom

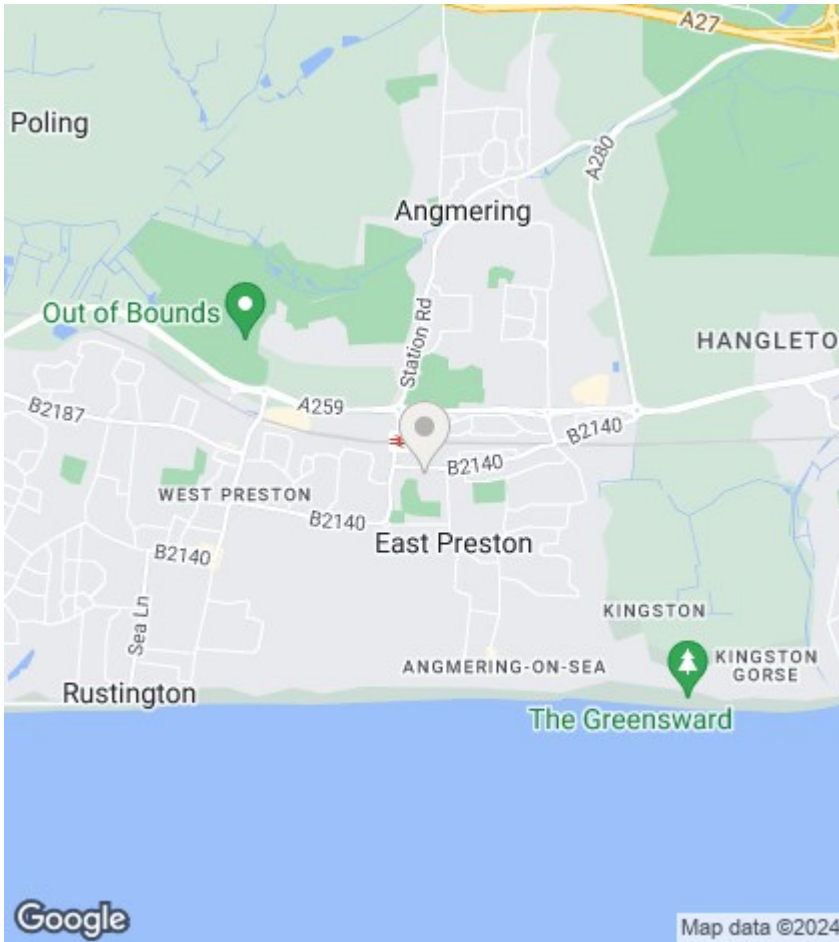
Panelled bath with a shower over and a glass shower screen. Pedestal wash hand basin. Low level WC. Chrome towel radiator.

Outside

Rear residents parking. Communal gardens.
Visitors parking to the front.







Directions

Viewings

Viewings by arrangement only. Call 01903 259961 to make an appointment.

EPC Rating:

B

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

