



Mercury House | Ham Road | Shoreham by Sea | BN43 6EW  
Offers Over **£270,000**







We are delighted to offer for sale this well presented and spacious two double bedroom apartment situated on the first floor of this modern block.





# Key Features

- First Floor Apartment
- Two Double Bedrooms
- Main Bedroom With Ensuite
- Newly Fitted Family Bathroom
- Spacious Lounge
- Modern Kitchen
- Allocated Parking
- Situated In The Centre Of Shoreham
- Close To Shoreham Station
- Remainder Of 999 Year Lease



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs to:-

FIRST FLOOR Private front door, through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, ceiling mounted smoke detector, fitted cupboard housing washing machine and hot water tank.

SPACIOUS DUAL ASPECT LOUNGE/KITCHEN

LOUNGE AREA North aspect. Comprising double glazed windows, recessed lighting, laminate flooring, opening onto:-

MODERN KITCHEN AREA West aspect. Comprising wooden work surfaces with cupboards below and matching eye level cupboards, matching integrated fridge/freezer and dishwasher, four ring electric hob with oven below and extractor fan over, one and a half bowl single drainer sink unit with mixer tap, laminate flooring, recessed lighting, smoke detector.

BEDROOM ONE East aspect. Comprising double glazed window, recessed lighting, wall mounted electric heater, carpeted flooring, built in wardrobes with hanging rails and drawers, door to:-

ENSUITE SHOWER ROOM Comprising tiled flooring, heated towel rail, hand wash basin with mixer tap and vanity unit below, walk in shower cubicle with integrated shower attachment over, directable spotlights, extractor fan, tiled walls.

BEDROOM TWO East aspect. Comprising double glazed window, wall mounted electric heater, single light fitting, laminate flooring.

BATHROOM Comprising tiled flooring, recessed lighting, panel enclosed bath with integrated shower attachment over, low flush wc, hand wash basin with mixer tap and vanity unit below, wall mounted smart mirror with LED lighting and Bluetooth, part tiled walls.

## EXTERNAL

ALLOCATED PARKING SPACE

## TENURE

LEASE: Remainder of 999 year lease from 2008  
MAINTENANCE & GROUND RENT: £1650.00

## LOCATION

Ideally situated just on Ham Road within minutes' walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



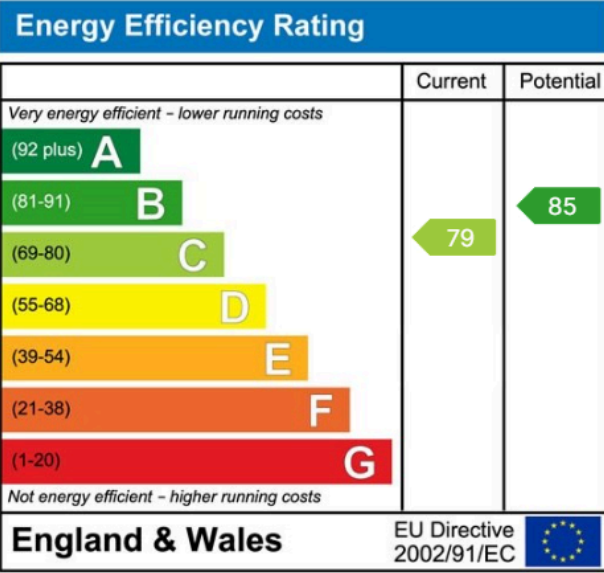
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**Approximate total area<sup>(1)</sup>**  
602.93 ft<sup>2</sup>  
56.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Property Details:

Floor area (as quoted by EPC: 657sqft)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.