



**Buckingham Street | Shoreham by Sea | BN43 5TB**

**Offers Over £230,000**







We are delighted to offer for sale this spacious two double bedroom second floor flat situated within a short walk to Shoreham town centre.





# Key Features

- Double Aspect Master Bedroom
- Spacious Lounge
- External Storage Cupboard
- Central Shoreham
- Communal Gardens
- Low Maintenance
- Long Lease
- Spacious Kitchen
- Close To Walks Along The River Adur



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs to :-

SECOND FLOOR LANDING Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted entry phone system, wall mounted electric meter, laminate flooring, radiator with attractive wood surround, wall mounted heating control panel.

SPACIOUS LOUNGE South/East aspect. Comprising pvcu double glazed window with fitted roller blind, radiator, recessed shelving with cupboard under, coving.

SPACIOUS MODERN KITCHEN North/West aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, provision for washing machine, washer/dryer, space for oven/cooker, space for fridge/freezer, extractor fan, door to storage cupboard housing wall mounted Ideal combination boiler with shelving.

BEDROOM ONE South/East and South/West aspects. Comprising two pvcu double glazed windows with fitted roller blinds, radiator, shelving, built in wardrobe with hanging rail and shelving.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window, radiator, coving.

BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, hand wash basin with vanity unit below, low flush wc, radiator, fully tiled walls, extractor fan, panel enclosed bath with shower attachment over.

EXTERNAL STORAGE CUPBOARD Situated with in the communal garden.

## TENURE

Leasehold

LEASE: Approximately 91 years remaining

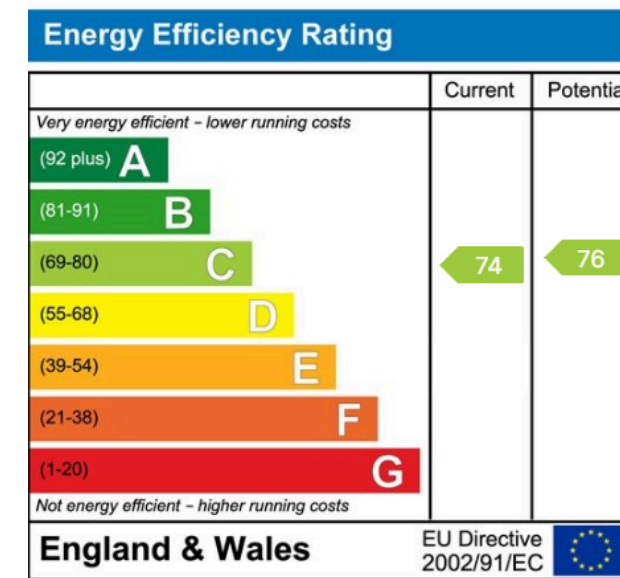
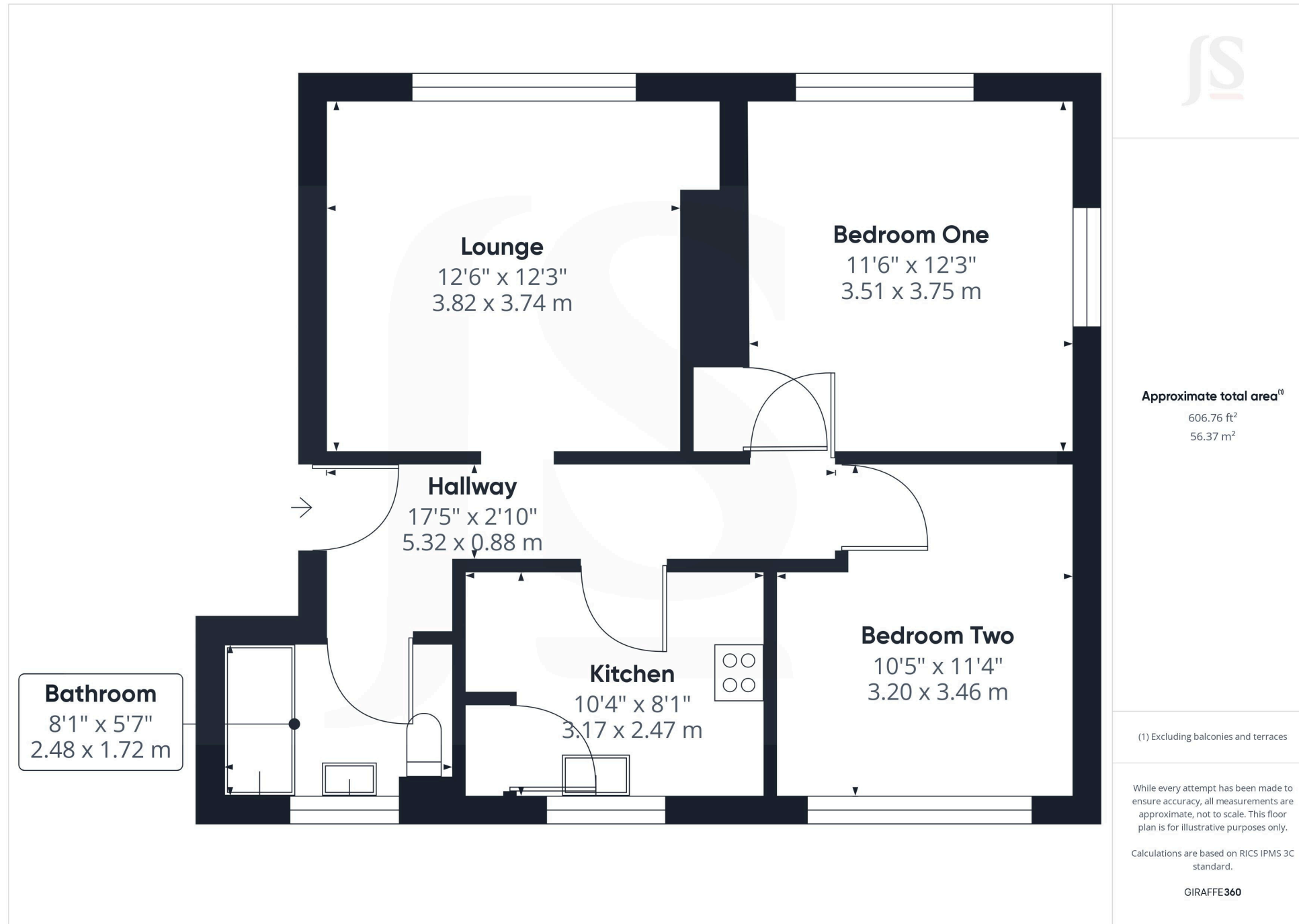
MAINTENANCE: Approximately £1500 per annum

GROUND RENT: £10 per annum

## LOCATION

Conveniently situated in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.





## 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.