



The Vinery | St. Marys Road | Shoreham-by-Sea | West Sussex | BN43 5ZA

£200,000





We are delighted to offer for sale this spacious double bedroom apartment on the second floor, forming part of the attractive development in the heart of Shoreham.



Key features:

- One Double Bedroom
- Modern Bathroom
- Modern Fitted Kitchen
- Long Lease
- Dual Aspect Open Plan Lounge/Diner
- Views Of South Downs And Distant Rooftops
- Shoreham Centre Location
- Ideal for First Time Purchase Or Buy To Let Investment
- Pvcu Double Glazed Throughout
- Inspection Is Advised



1 Bedroom



1 Bathroom



1 Living Room

Conveniently situated close to the magnificent St Mary de Haura church and close to interesting buildings in the centre of Shoreham, with its comprehensive shopping facilities health centre, library and mainline railway station. There is a footbridge close by over the River Adur to Shoreham Beach.

COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR Private front door through to:-

ENTRANCE HALL Comprising laminate flooring, wall mounted Rointe electric heater, storage cupboard with hanging rail and shelving, wall mounted entryphone system, recessed lighting..

MODERN FITTED FAMILY BATHROOM 8' 1" x 5' 10" (2.46m x 1.78m) at maximum measurements. Comprising low flush wc, pedestal hand wash basin with vanity unit below, panel enclosed bath with Triton electric shower over benefitting from fully tiled walls. Extractor fan, recessed lighting, storage cupboard housing hot water cylinder, laminate flooring.

INTERNAL HALLWAY Comprising carpeted flooring, recessed lighting, ceiling mounted smoke detector.

SPACIOUS DUAL ASPECT LOUNGE/DINER 16' 8" x 9' 2" (5.08m x 2.79m) at maximum measurements with sloping ceilings. North and East aspect. Comprising pvcu double glazed velux window benefitting from distant downland and roof top views, further pvcu double glazed sash window benefitting from pleasant views over the Church, laminate flooring, wall mounted Rointe electric heater, recessed lighting, various power points.

MODERN FITTED KITCHEN 6' 1" x 5' 11" (1.85m x 1.8m) with sloping ceilings. North aspect. Comprising pvcu double glazed velux window, laminate work surfaces with cupboards below and matching eye level cupboards, space and provision for freestanding electric oven/cooker, space and provision for washing machine, space for freestanding fridge/freezer, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, recessed lighting, laminate flooring.

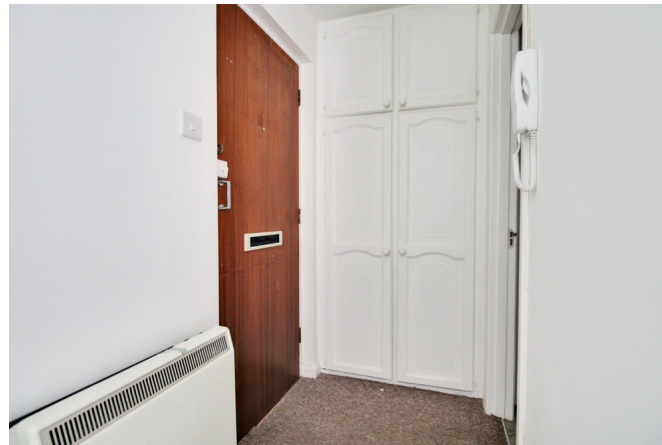
DOUBLE BEDROOM 13' 5" x 6' 9" (4.09m x 2.06m) East aspect. Comprising pvcu double glazed sash window with pleasant views over the Church, wall mounted Rointe electric heater, laminate flooring, built in storage cupboard with hanging rail and shelving, recessed lighting, various power points.

TENURE

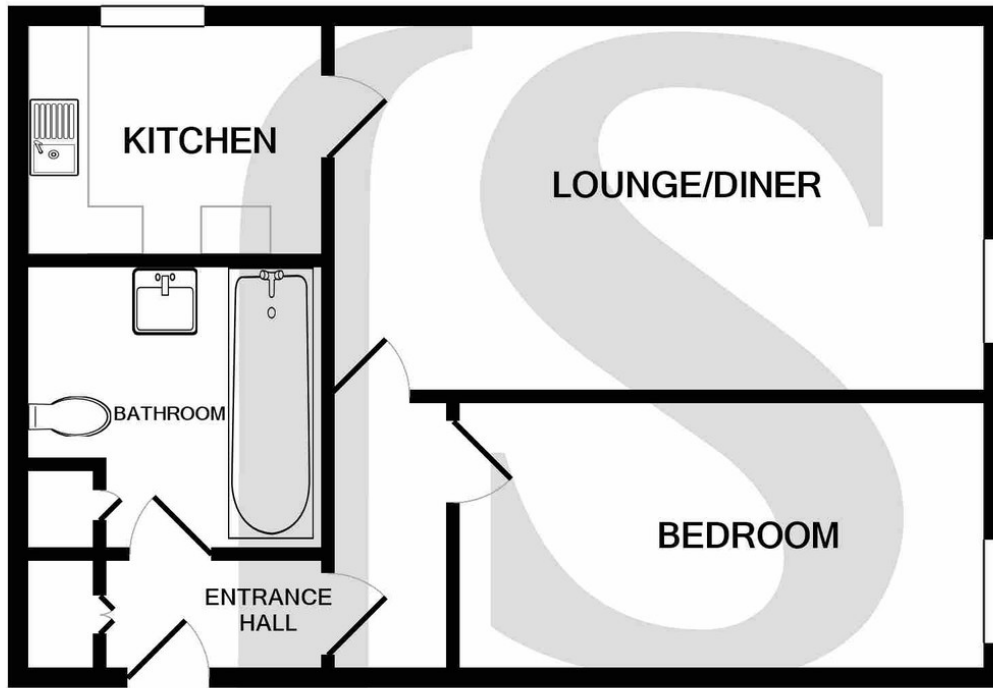
LEASE: Approximately 170 years remaining

MAINTENANCE: Approximately £1600 per annum

GROUND RENT: Zero

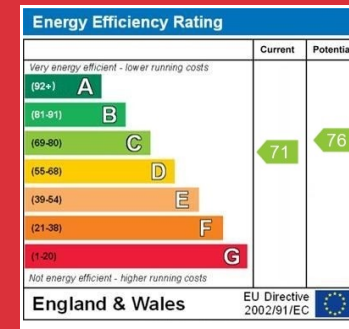


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



Property Details:

Floor Area: 409 sq ft (38 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band A