



Riverside House, High Street | Shoreham by Sea | BN43 5DW

Guide Price £280,000



We are delighted to offer for sale this spacious two bedroom first floor flat situated within the heart of Shoreham town centre.



Property details: Riverside House, High Street | Shoreham by Sea | BN43 5DW

Key Features

- Good Size South Facing Balcony
- Modern Kitchen
- Spacious South Facing Lounge
- Two Double Bedrooms
- Town Centre Living
- Remainder Of A 999 Year Lease
- Inspection Advised
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to:-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, utility cupboard with shelving and plumbing for washing machine, further storage cupboard with cupboards over, recess storage space, wall mounted entryphone system.

SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed doors and windows with fitted blinds leading out **LARGE SOUTH FACING BALCONY**, radiator with attractive wood surround, coving, laminate flooring.

MODERN KITCHEN North aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, inset four ring gas hob with extractor fan over, inset circular bowl sink unit with mixer tap, space for fridge, space and provision for dishwasher, tiled flooring, part tiled splashbacks, utility cupboard housing wall mounted Glow Worm boiler and having space for fridge/freezer, slatted shelving,

BEDROOM ONE South aspect. Comprising two pvcu double glazed windows, radiator, laminate flooring.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, laminate flooring, radiator.

MODERN SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, wall mounted heated towel rail, hand wash basin with vanity unit below, contemporary low flush wc, shower cubicle having an integrated shower with shower attachment being fully tiled.

TENURE

Leasehold

LEASE: Remainder of 999 year lease from 2018 - 992 years remaining

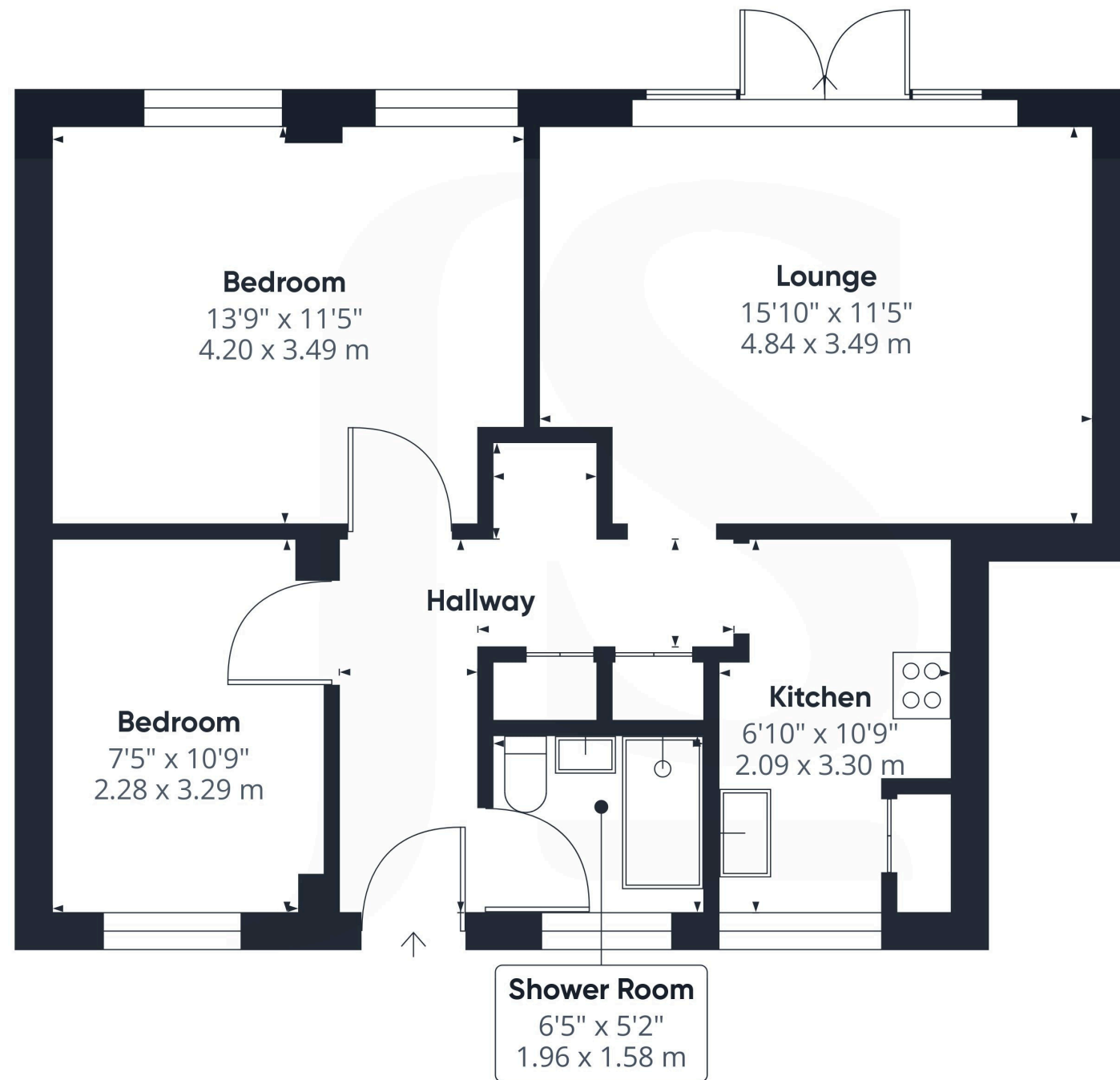
MAINTENANCE: £2830.36 per annum

GROUND RENT: £12.60 per annum

LOCATION

Situated in the town centre, being minutes from the health centre, library, and mainline railway station. Various restaurants and cafes can be found in the High Street, whilst Shoreham Beach is only a short walk over the footbridge.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 624 sqft)

Tenure: Leasehold

Council tax band: A

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.