



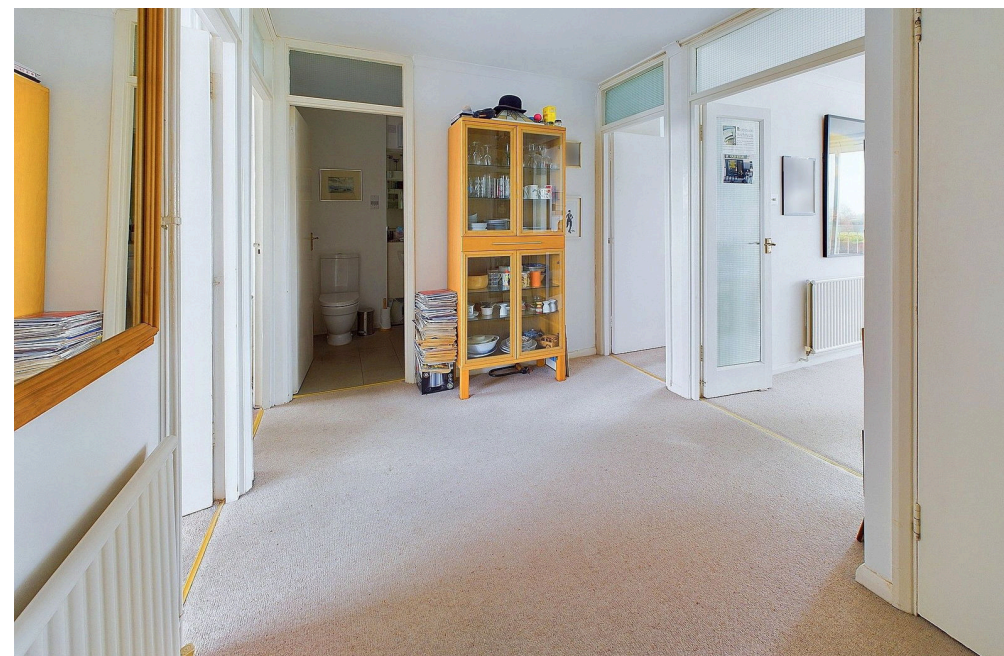
Pacific Court, Riverside | Shoreham by Sea | BN43 5RW

£325,000





We are delighted to offer for sale this spacious two double bedroom first floor flat forming part of this popular Shoreham Beach development.



Key Features

- Impressive Sea, Town, River And Downland Views
- No Ongoing Chain
- Balcony Bedroom With River/Town/Downland Views
- Garage Available To Rent Upon Request (Subject To Availability)
- Spacious Entrance Hall
- Large South Facing Balcony
- East Access To Shoreham Town And Beach Front



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs and passenger lift to :-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL/SECOND RECEPTION ROOM Comprising radiator, wall mounted entryphone system, built in cupboard housing wall mounted electric meter with shelving, further cupboard with hanging rail and shelving with cupboard over, coving.

SPACIOUS SOUTH FACING LOUNGE Benefitting from distant sea views. Comprising floor to ceiling pvcu double glazed windows and slide door leading out to LARGE SOUTH FACING BALCONY, radiator.

KITCHEN/BREAKFAST ROOM North aspect having impressive views overlooking the River Adur, Shoreham Town with distant Downland views. Comprising large pvcu double glazed window, solid oak work surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring Neff gas hob with oven below having extractor fan over, provision for dishwasher and washing machine, space for fridge/freezer, tiled flooring, radiator, airing cupboard housing wall mounted Worcester combination boiler.

BEDROOM ONE South aspect benefitting from distant sea views. Comprising floor to ceiling pvcu double glazed windows, radiator, built in wardrobe with hanging rail and shelving with cupboards over, coving.

BEDROOM TWO North aspect having impressive views overlooking the River Adur, Shoreham Town with distant Downland views. Comprising pvcu double glazed double doors leading out to NORTH FACING BALCONY with views, radiator, coving.

MODERN BATHROOM Comprising panel enclosed bath having an integrated shower over, contemporary hand wash basin, low flush wc, wall mounted extractor fan, wall mounted heated towel rail, tiled flooring, part tiled walls.

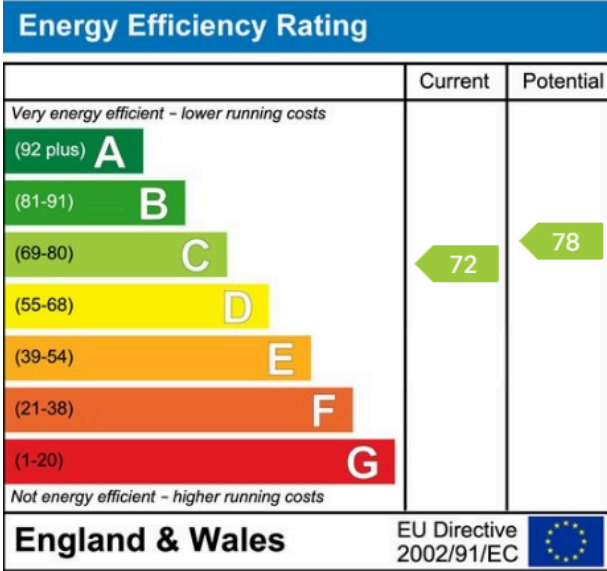
TENURE

LEASE : TBC
MAINTENANCE : TBC
GROUND RENT : TBC

LOCATION

Situated within close proximity of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.





Property Details:

Floor area (as quoted by EPC: 721sqft

Tenure: Leasehold

Council tax band: C

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.