



Montague Court, Rectory Road | Shoreham by Sea | BN43 6EL

Guide Price £270,000



We are delighted to offer for sale this spacious two double bedroom ground floor flat forming part of this detached building situated in this popular Shoreham location.



Key Features

- Two Double Bedrooms
- Ground Floor Flat
- Modern Kitchen
- Spacious Lounge
- Dual Aspect Main Bedroom
- Modern Kitchen
- Long Lease
- Inspection Is A Must
- No Onward Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Communal hallway leading to private front door into:-

ENTRANCE HALL Comprising single light fitting, carpeted flooring, radiator, wall mounted telephone entry system, storage cupboards with hanging rail and slatted shelving, obscure timber framed window.

SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, single light fitting, ladder style towel rail, tiled flooring, tiled walls, low flush wc, hand wash basin with vanity unit below, walk in shower cubicle with integrated shower attachment over, extractor fan.

KITCHEN West aspect. Comprising pvcu double glazed window, laminate work surfaces with cupboards below and matching eye level cupboards, space and provision for ring cooker with extractor fan over, matching integrated cupboard housing wall mounted Ideal combination boiler, space and provision for fridge/freezer, space and provision for washing machine, inset one and a half bowl stainless steel sink unit with mixer mixer tap, tiled splashbacks, single light fitting with directable spotlights, vinyl flooring.

LOUNGE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, feature electric fire with attractive marble hearth.

INTERNAL HALLWAY Comprising carpeted flooring, single light fitting.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, single light fitting, carpeted flooring, fitted wardrobe with hanging rail and shelving.

DUAL ASPECT BEDROOM ONE North and West aspect. Comprising pvcu double glazed windows, two radiators, carpeted flooring, single light fitting, built in wardrobe with hanging rail and shelving.

EXTERNAL

COMMUNAL GARDENS Various lawned area with mature shrubs and trees.

TENURE

LEASE: 999 years from 25 Dec 1960 - Approximately 934 years remaining

MAINTENANCE: £1578.86 per annum

GROUND RENT: Peppercorn

LOCATION

Conveniently situated on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the east and west respectively, various buses run from nearby stops serving the surrounding area and beyond, with the coastline service a short walk away on the A259 Brighton Road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(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: 657 sqft)

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.