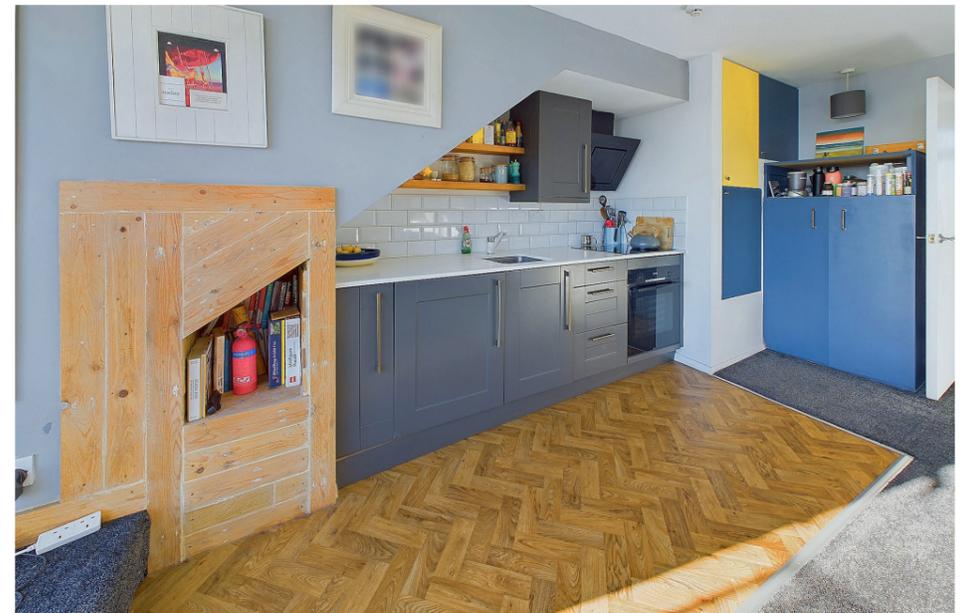


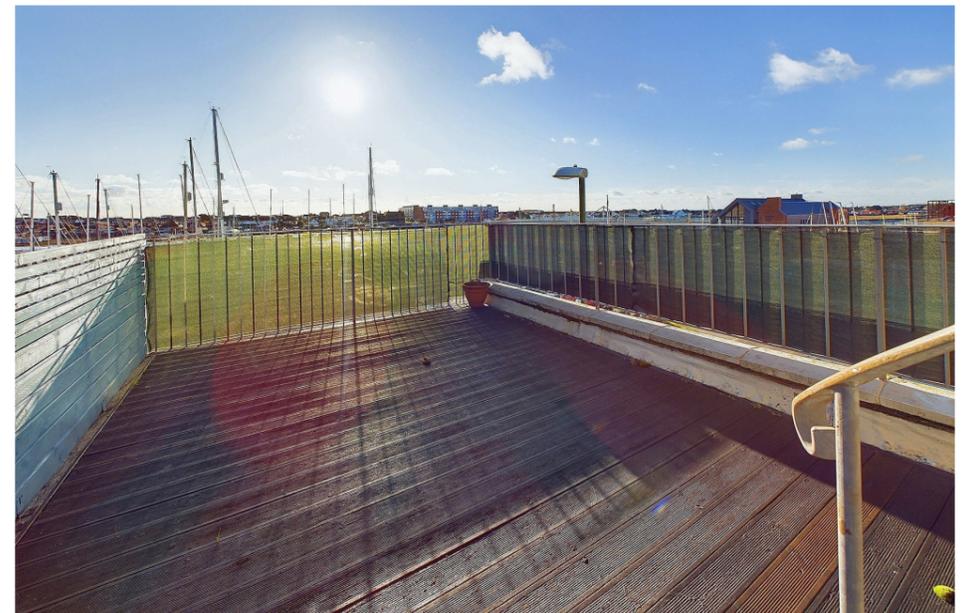
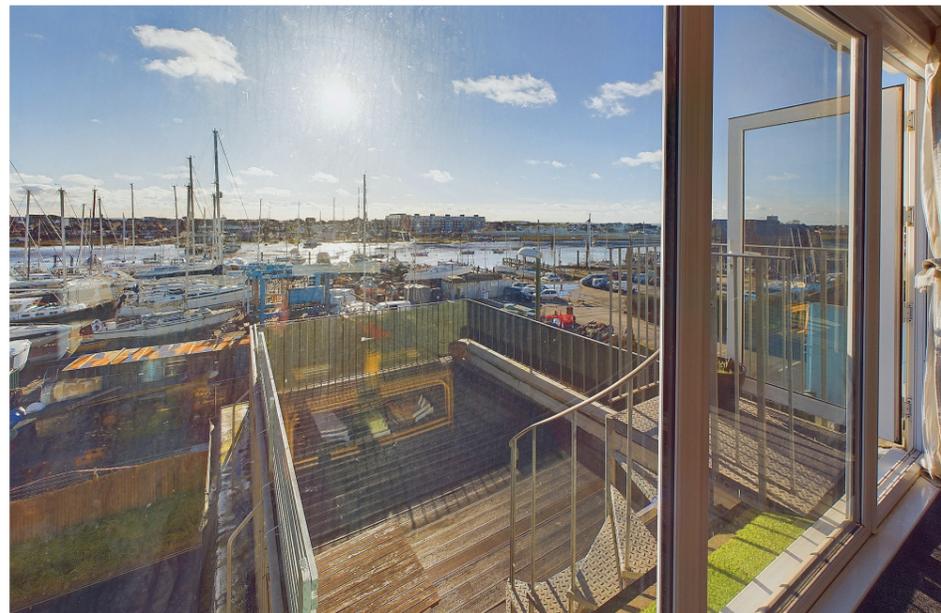


New Road | Shoreham by Sea | BN43 6RA

Guide Price £215,000



We are delighted to offer for sale this one double bedroom top floor apartment situated in the heart of Shoreham benefitting from terrace overlooking the Sussex Yacht Club and River Adur.



Key Features

- One Double Bedroom
- Panoramic Views Over River Adur and Sussex Yacht Club
- South Facing Open Plan Reception Room / Kitchen
- Large South Facing Terrace
- Share of Freehold
- Central Shoreham Location
- Modern Shower Room
- Modern Kitchen Area
- Top Floor Apartment
- Low Maintenance



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE

COMMUNAL HALLWAY Stairs to:-

FIRST FLOOR Private front door through to:-

ENTRANCE HALLWAY Comprising single light fitting, coving, wall mounted electric fuse box. Stairs to:-

SECOND FLOOR LANDING Comprising wall mounted heating control panel, ceiling mounted smoke detector.

BATHROOM North aspect. Comprising newly fitted obscure pvcu double glazed window, extractor fan, low flush wc, step in shower cubicle with integrated shower attachment over, benefitting from fully tiled walls, hand wash basin with tiled splash backs, single light fitting, vinyl flooring.

DOUBLE BEDROOM North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, built in wardrobe with two hanging rails, views towards south downs and St Mary de Haura Church.

OPEN PLAN RECEPTION ROOM / KITCHEN

Lounge Area: Comprising wall mounted telephone entry system, contemporary radiator, carpeted flooring, single light fitting with three directable spotlights opening onto:-

Kitchen Area: Comprising vinyl flooring, Quartz work surface with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, tiled splashed backs, four ring induction hob with oven below and extractor fan over, matching integrated washing machine, built in cupboard with matching integrated fridge freezer housing wall mounted Vitodens combination boiler, floor to ceiling pvcu double glazed windows and door leading to spiral staircase leading onto roof terrace.

EXTERNAL

LARGE ROOF TERRACE South aspect. Comprising panoramic views of Sussex Yacht Club, River Adur, Shoreham footbridge and distance sea views.

TENURE:

Share of Freehold

LEASE: 999 years from 2003, 978 years remaining

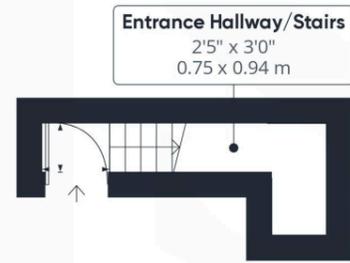
MAINTENANCE : Approximately £1200 pa

GROUND RENT: £0

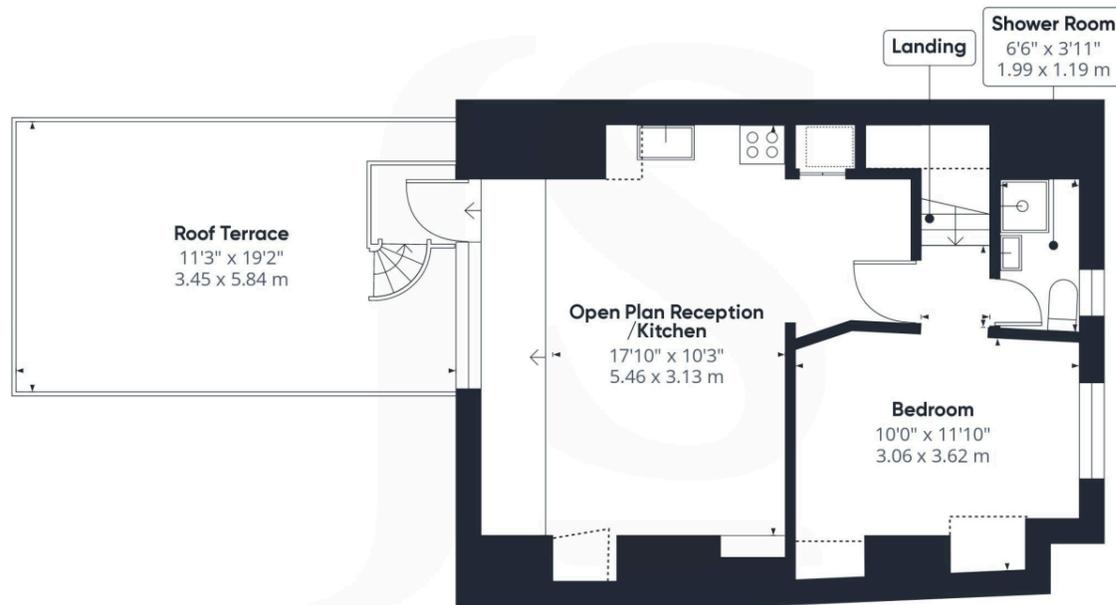
LOCATION

Conveniently situated on level ground with St Mary De Haura Church in the centre of Shoreham being close by, along with comprehensive shopping facilities, health centre, library and mainline railway station. The property is also close to the footbridge over the River Adur to Shoreham Beach, and has Sussex Yacht Club opposite to the south side. Brighton and Worthing are both approximately 6 miles to the East and West respectively.





Floor 1



Floor 2



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 77 |
| (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: 517 sqft)

Tenure: Share Of Freehold

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.