



Blessing Lodge 1-3 Britannia Avenue | Shoreham by Sea | BN43 5PJ

Offers Over £240,000





We are delighted to offer for sale this spacious two bedroom ground floor apartment benefitting from allocated parking situated in this desirable Shoreham Beach location.



Key Features

- Two Bedrooms
- Ground Floor Apartment
- Modern Fitted Bathroom
- Open Plan Lounge/Dining Room/Kitchen
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Long Lease
- Spacious Kitchen
- Desirable Shoreham Beach Location
- No Onward Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Door entryphone system.

COMMUNAL HALLWAY Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, three light fittings with directable spotlights, wall mounted telephone entry system, fitted cupboard housing Megaflow hot water cylinder, fuesbox and heating controls also having slatted shelving.

OPEN PLAN L SHAPED LOUNGE/KITCHEN/DINING ROOM East aspect. Lounge/Dining Area: Comprising two pvcu double glazed windows, two radiators, laminate flooring, three ceiling mounted light fittings with directable spotlights.

Kitchen Area: Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, inset single drainer sink unit with mixer tap, tiled splash backs, space and provision for washing machine, space for fridge/freezer, matching integrated cupboard housing Worcester boiler.

BEDROOM ONE West aspect. Comprising two pvcu double glazed windows, radiator, laminate flooring, single light fitting, fitted wardrobe with hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, single light fitting.

MODERN BATHROOM Comprising vinyl flooring, radiator, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, pedestal hand wash basin with mixer tap, low flush wc, recessed lighting, extractor fan.

EXTERNAL

ALLOCATED PARKING SPACE

TENURE

Leasehold

LEASE: 125 years from 12.10.2007 - Approximately 108 years remaining

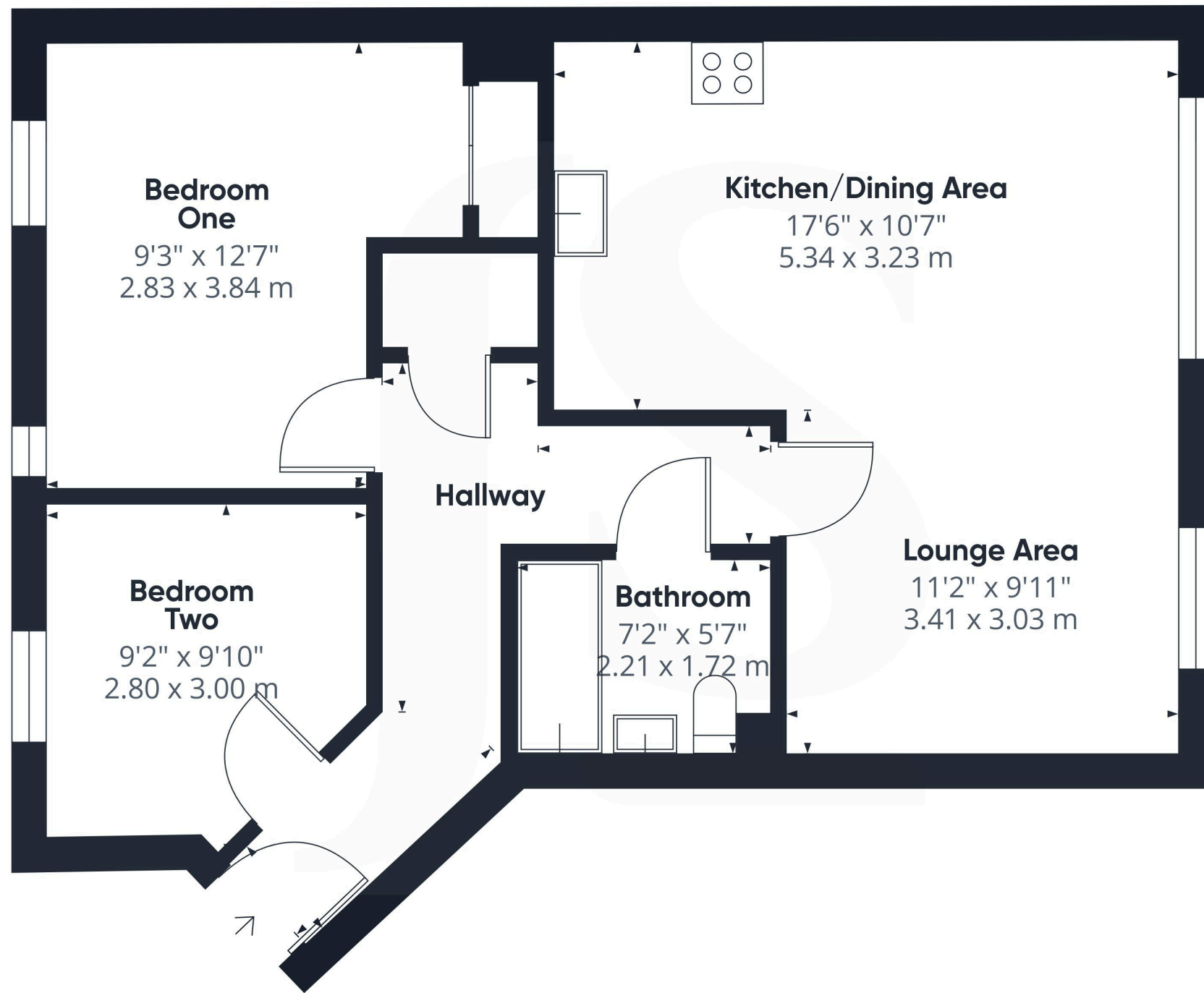
MAINTENANCE: £1770.96 Per annum


GROUND RENT: Zero

LOCATION

Situated in a popular Shoreham Beach Location being between the River Adur and Shoreham Beach front within a few hundred yards of the foreshore. Local shops can be found in Ferry Road, whilst the centre of Shoreham has more comprehensive shopping facilities, health centre, library and mainline railway station. Brighton and Worthing are both easily accessible approximately 5 miles to the East and West respectively.





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

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.