



**Kings Court, Beach Green | Shoreham by Sea | BN43 5YD**  
**Offers Over £300,000**







We are delighted to offer for sale this rare opportunity to acquire this spacious three bedroom first floor flat situated within a short stroll to the beach front.





# Key Features

- Private Garage
- Triple Aspect Spacious Lounge
- South Facing Balcony (27'4")
- No Ongoing Chain
- Three Double Bedrooms
- Utility Room
- Modern Spacious Kitchen
- Residents Parking
- Share Of Freehold



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs to :-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, dado rail, wall mounted entryphone system, wall mounted heating control panel.

IMPRESSIVE TRIPLE ASPECT LOUNGE/DINING ROOM South, West and North aspect benefitting from distant Downland views. Comprising three large pvcu double glazed windows, solid oak wood flooring, two radiators, pvcu double glazed door leading out onto SOUTH FACING BALCONY overlooking communal lawns. Opening to:-

MODERN SPACIOUS KITCHEN North aspect benefitting from distant downland views. Comprising large pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboard, provision for dishwasher, space for fridge/freezer, inset four ring electric hob with oven below having an extractor fan over, part tiled splashbacks.

BEDROOM ONE South aspect. Comprising large floor to ceiling pvcu double glazed window, radiator, coving, double glazed door leading out onto SOUTH FACING BALCONY.

BEDROOM TWO South aspect. Comprising large pvcu double glazed window, radiator, coving.

BEDROOM THREE North aspect benefitting from distant downland views. Comprising large pvcu double glazed window, radiator, coving.

SEPARATE UTILITY ROOM North aspect. Comprising pvcu double glazed window, provision for washing machine, roll edge laminate work surface, radiator, coving, extractor fan.

MODERN BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated shower over, contemporary hand wash basin with vanity unit below, contemporary low flush wc, part tiled walls, wall mounted heated towel rail.

## EXTERNAL

GARAGE In nearby compound, having an up and over door.

## TENURE

Share of Freehold

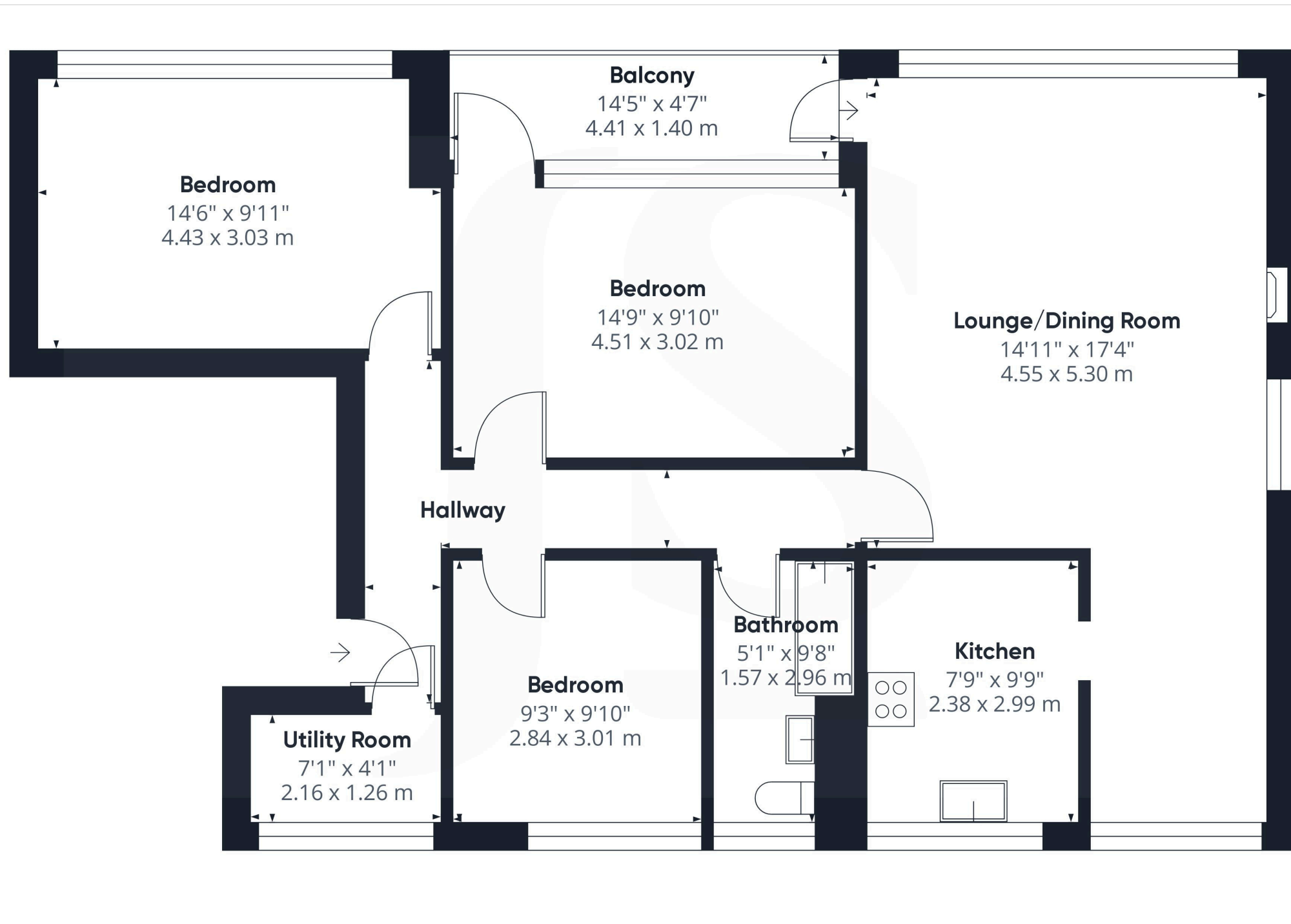
LEASE: Approximately 835 years remaining  
MAINTENANCE & GROUND RENT: £1,860 per annum

## LOCATION

Situated within approximately 200 yards of the foreshore. Coastal walks/cycling routes start from here leading all the way into Worthing and Brighton to the West and East respectively. Local shops can be found on Beach Green at the entrance to Shoreham Beach whilst comprehensive shopping facilities can be found in Shoreham Town Centre.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 1152 sqft)

Tenure: Share Of Freehold

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.