



New Road | Shoreham by Sea | BN43 6RA
£350,000





We are delighted to offer for sale this spacious three bedroom maisonette over three floors benefitting from feature roof terrace with views over River Adur and Sussex Yacht Club in the heart of Shoreham Town Centre



Property details: New Road | Shoreham by Sea | BN43 6RA

Key Features

- Three Bedroom Maisonette
- Two Bathrooms
- Separate Lounge
- South Facing Kitchen/Breakfast Room
- Long Lease, Maintenance As And When Required
- Breathtaking views over River Adur & Sussex Yacht Club
- No Onward Chain
- Separate Entrance
- Scope For Improvement
- Central Shoreham Location



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Wooden private front door through to:-

ENTRANCE HALL North aspect. Comprising single glazed window, radiator, storage cupboard, single light fitting, stairs to first floor landing.

FIRST FLOOR LANDING Comprising carpeted floors, wall mounted heating control panel, wall mounted electric fuse box, storage cupboard with hanging rail and shelving.

KITCHEN / BREAKFAST ROOM South aspect. Comprising pvcu double glazed window, benefitting from breathtaking views over River Adur, Sussex Yacht Club and Shoreham footbridge, radiator, vinyl flooring, coving, two single light fittings, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, wall mounted Worcester combination boiler, space and provision for integrated appliances including four ring gas cooker, washing machine, fridge / freezer, dishwasher.

SPACIOUS LOUNGE South aspect, benefitting from views over boat yard and River Adur. Comprising pvcu double glazed window, single light fitting, coving, radiator, carpeted flooring.

BEDROOM ONE North aspect. Comprising pvcu double glazed bay window, carpeted flooring, radiator, single light fitting, coving.

FAMILY BATHROOM North aspect. Comprising obscure pvcu double glazed window, vinyl flooring, radiator, single light fitting, coving, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, pedestal hand wash basin, low flush wc.

SECOND FLOOR LANDING Comprising carpeted flooring, single light fitting, single glazed door leading out on to roof terrace.

BEDROOM TWO South aspect, benefitting from views of River Adur, Shoreham footbridge, boat yard. Comprising single light fitting, coving, carpeted flooring, radiator.

BEDROOM THREE North aspect. Comprising sloped ceilings, carpeted flooring, pvcu double glazed window, radiator, single light fitting, coving.

SEPERATE WC Comprising low flush wc, hand wash basin with tiled splashbacks, shelving, single light fitting, extractor fan.

EXTERNAL

LARGE SOUTH FACING FEATURE ROOF TERRACE South aspect. Benefitting from breathtaking views over Sussex yacht club, Shoreham foot bridge, River Adur, distance sea views and views towards St Mary de Haura church.

TENURE

Leasehold

LEASE: Approximately 146 years remaining

MAINTENANCE : On an as and when basis

GROUND RENT: £0

LOCATION

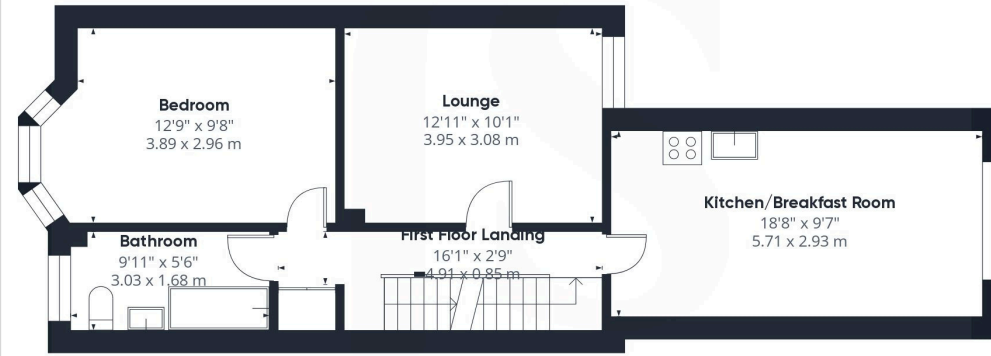
Conveniently situated on level ground with St Mary De Haura Church in the centre of Shoreham being close by, along with comprehensive shopping facilities, health centre, library and mainline railway station. The property is also close to the footbridge over the River Adur to Shoreham Beach, and has Sussex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



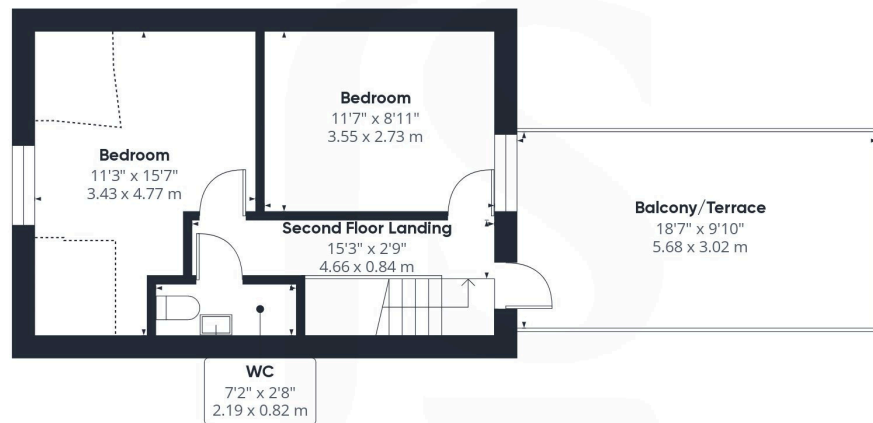
To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0



Floor 1



Floor 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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: 969sqft)

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.