



Marine Court, Beach Green | Shoreham by Sea | BN43 5LQ  
£250,000



We are delighted to offer for sale this spacious two double bedroom first floor flat benefitting from South facing balcony in this popular Shoreham Beach location.



# Key Features

- First Floor Flat
- Two Double Bedrooms
- Fitted Bathroom
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Utility Room
- Residents Off Road Parking
- Shoreham Beach Location
- Share Of Freehold
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE

COMMUNAL HALLWAY Stairs to:-

FIRST FLOOR Private front door through to:-

ENTRANCE HALL Comprising carpeted flooring, wall mounted door entryphone system, recessed lighting, built in storage cupboard with further cupboard above.

SOUTH FACING LOUNGE/DINER Comprising two pvcu double glazed windows, carpeted flooring, radiator, feature fireplace with attractive surround, feature frosted internal window onto Entrance hall, two light fittings, pvcu double glazed door out to balcony.

BEDROOM ONE South and West aspect. Comprising two pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, built in double wardrobe with hanging rail, further storage cupboard above, carpeted flooring, single light fitting.

SEPARATE WC North aspect. Comprising obscure glass pvcu double glazed window, part tiled walls, hidden cistern low level wc, single ceiling light fitting.

BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower over, wall mounted hand wash basin, part tiled walls, wall mounted heated ladder style towel rail, vinyl flooring, recessed lighting.

FITTED KITCHEN North aspect having distant Downland views. Comprising pvcu double glazed window, radiator, laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, space and plumbing for dishwasher, inset electric hob with extractor fan over and single electric oven below, part tiled splashback, built in storage cupboard, tiled flooring. Door to:-

UTILITY CUPBOARD Comprising tiled floor, par tiled walls, space for fridge/freezer, space and provision for washing machine, wall mounted fuseboard and electric meter, shelving, single ceiling light fitting.

## EXTERNAL

SOUTH FACING PRIVATE BALCONY With frosted glass balustrade.

COMMUNAL GARDENS

RESIDENTS OFF ROAD PARKING

## TENURE

Share Of Freehold

Lease: 999 years from 1960 - approximately 935 year remaining

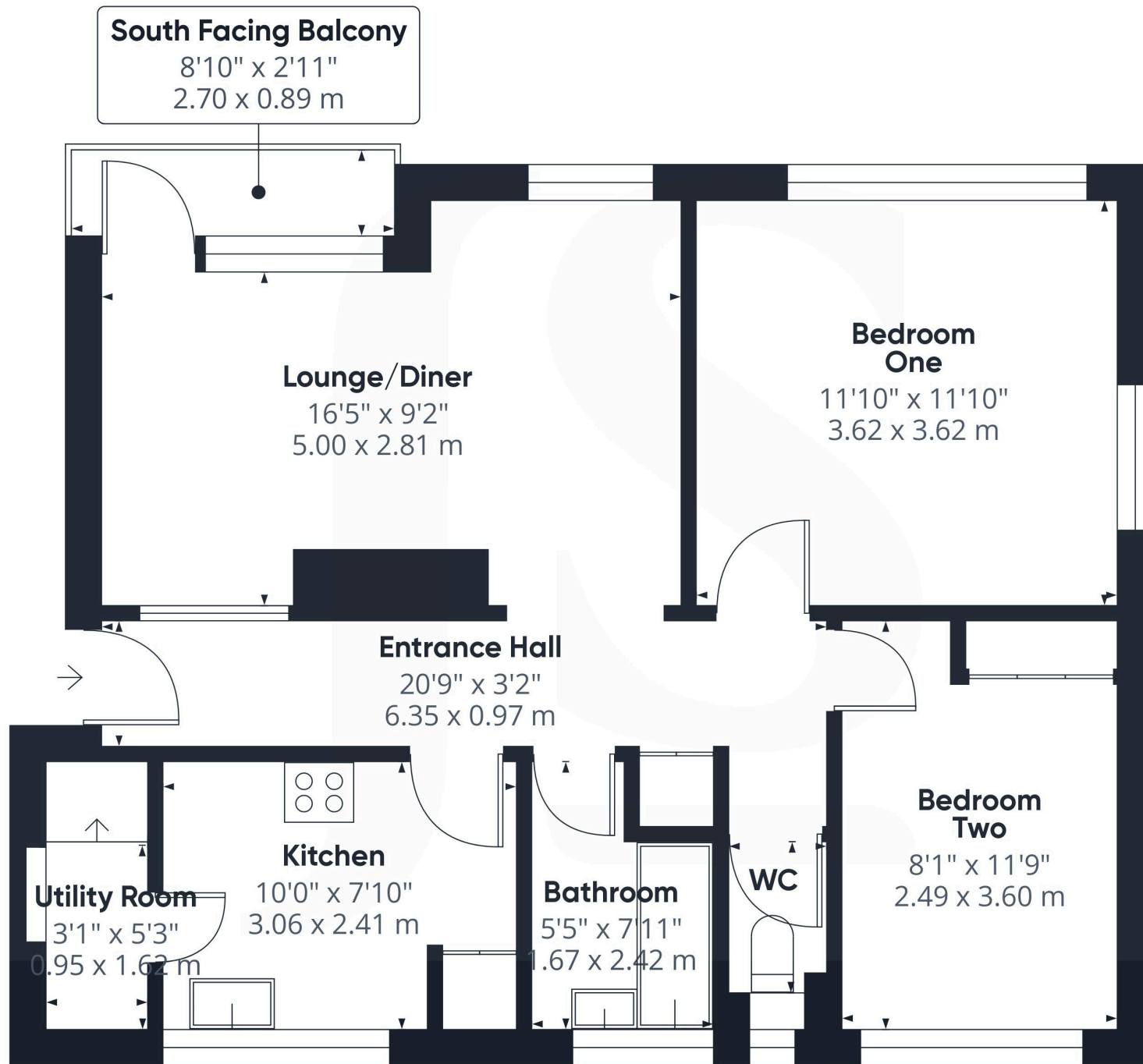
Maintenance: Approximately £3464 per annum

Ground Rent: Zero

## LOCATION

Situated within approx 200 yards of the foreshore & giving immediate access to Widewater Lagoon and the Shoreham Beach. 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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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: 710 sqft

Tenure: Share Of Freehold

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.