



Williams Road | Shoreham by Sea | BN43 6BQ

£200,000





We are delighted to offer for sale this spacious studio apartment situated over three floors benefitting from feature private rear garden and off road parking



# Key Features

- Studio Apartment
- Feature Private Rear Garden
- Dual Aspect Lounge/Bedroom
- Shower Room/Utility
- Ground Floor Study
- Private Entrance
- Private Access To Rear Garden
- Off Road Parking
- Ground Floor Shower Room



**0 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Obscure glass pvcu double glazed front door leading into:-

ENTRANCE HALL Comprising single light fitting, radiator, engineered oak flooring, stairs to first floor.

SHOWER ROOM Comprising low flush wc, hand wash basin with mixer tap, tiled walls, recessed lighting, wall mounted light fitting, shower cubicle with integrated shower attachment over, extractor fan.

GROUND FLOOR STUDY East aspect. Comprising pvcu double glazed window, pvcu double glazed door leading out to rear garden, single light fitting, coving, engineered oak flooring.

FIRST FLOOR LANDING West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, coving, single light fitting, built in cupboard with hanging rail.

INTERNAL HALLWAY Comprising coving, wall mounted fusebox, stairs up to second floor.

SECOND FLOOR LANDING North/West aspect. Comprising velux window, coving, recessed lighting.

### STUDIO APARTMENT/RECEPTION ROOM/BEDROOM

East aspect. Comprising pvcu double glazed windows with distant downland and roof top views, velux window.

Kitchen area: Roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, wall mounted Vaillant combination boiler, space and provision for fridge/freezer, tiled flooring.

Living/Bedroom Area: Dual aspect being East and West. Comprising pvcu double glazed windows, laminate flooring, recessed lighting, door through to eaves storage.

SHOWER ROOM/UTILITY West aspect. Comprising roll edge laminate work surfaces, low flush wc, heated towel rail, shower cubicle with integrated shower attachment over, hand wash basin with mixer tap and vanity unit below, space and provision for washing machine, recessed lighting, extractor fan.

## EXTERNAL

PRIVATE REAR GARDEN Block paved area leading to lawned area, pathway leading to further large block paved area having large raised decked area, being fence enclosed.

OFF ROAD PARKING

## TENURE

Leasehold

LEASE: New 999 year lease on completion

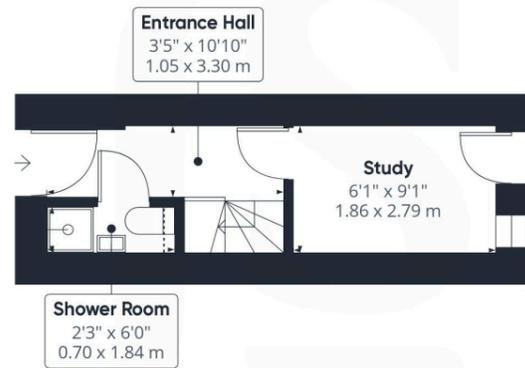
MAINTENANCE: As and when basis

GROUND RENT: Zero

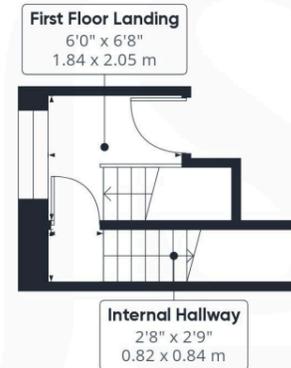
## LOCATION

Situated in on level ground and within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South Downs are both close at hand.





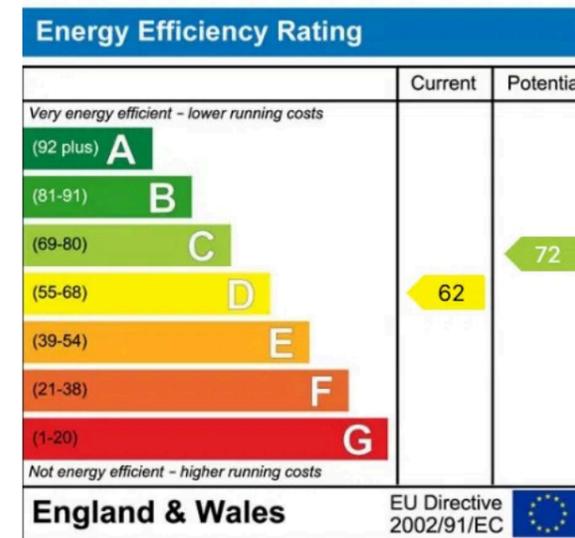
Floor 0



Floor 1



Floor 2



## Property Details:

Floor area (as quoted by EPC: 549 sqft)

Tenure: Leasehold

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.