King Charles Place | Shoreham by Sea | BN43 5JH

Offers Over £230,000

JS

Jacobs|Steel

We are delighted to offer for sale this spacious three bedroom ground floor flat with added benefit of separate private entrance in this popular Shoreham Beach Development.

Key Features

- Three Bedrooms
- Contemporary Family Bathroom
- Open Plan Kitchen/Lounge/Diner
- Private Separate Entrance
- Allocated Parking
- No Onward Chain
- Long Lease
- Popular Shoreham Beach Development
- Use Of Residents Swimming Pool, Gym, Sauna and Bar

3 Bedrooms

1 Bathroom

1 Reception Room

INTERNAL

Obscure glass double glazed private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted electric heater, laminate flooring, two light fittings, wall mounted electric fusebox, integrated storage cupboard with hot water tank and shelving.

OPEN PLAN LOUNGE/DINER West aspect. Comprising pvcu double glazed window, two light fittings, laminate flooring, wall mounted electric heater, coving, opening through to:-

DUAL ASPECT MODERN FITTED KITCHEN North & West aspect. Comprising two pvcu double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, tiled splashbacks, inset four ring electric hob with Bosch oven below benefitting from extractor fan over, matching integrated appliances including Bosch washing machine and dryer, Zanussi fridge/freezer and Zanussi slimline dishwasher. Single light fitting, laminate flooring, inset single drainer stainless steel sink unit with mixer tap.

MAIN BEDROOM East aspect. Comprising two pvcu double glazed windows, wall mounted electric heater, laminate flooring, single light fitting, large built in wardrobe with sliding doors having hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, laminate flooring, wall mounted electric heater, single light fitting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, single light fitting, laminate flooring, wall mounted electric heater.

CONTEMPORARY FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, extractor fan, fully tiled walls, recessed lighting, heated towel rail, low flush wc, hand wash basin with mixer tap and vanity unit below, vinyl flooring.

EXTERNAL

ALLOCATED PARKING Bay 1

TENURE

Leasehold
Lease - 125 years from 1988 - 89 years remaining
Maintenance: £2014 per annum
Ground rent: £200 per annum

COMMUNAL FACILITIES Include Swimming pool, gym, sauna, gardens, hot tub, electric charging points, laundry facilities.
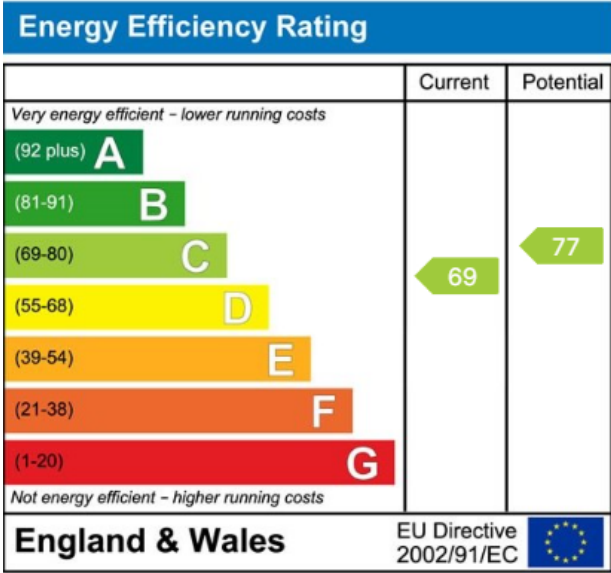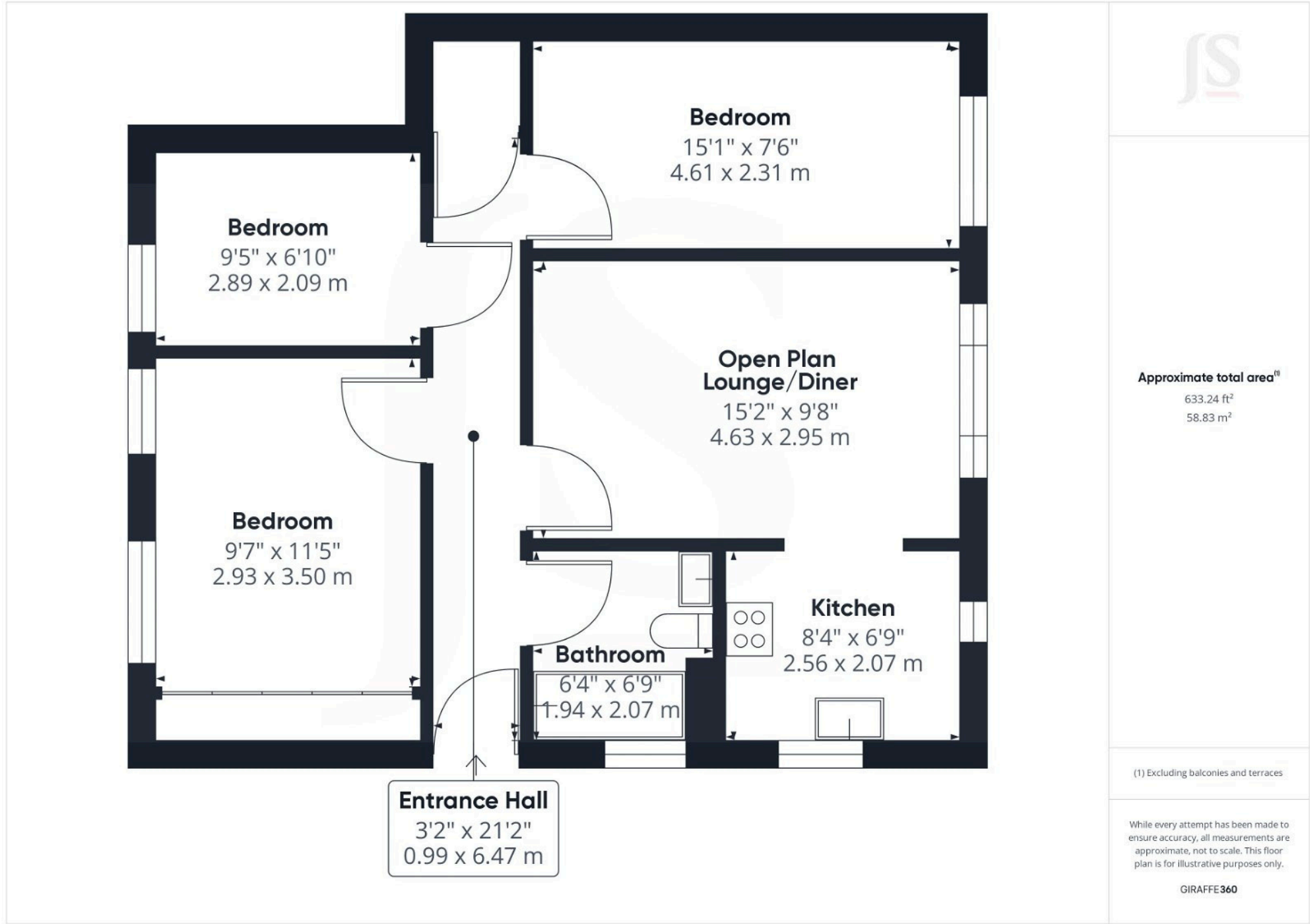
LOCATION

Situated within the Emerald Quay development close to the River Adur with local shops in Ferry Road. There is a footbridge over the River Adur to Shoreham centre with its comprehensive shopping facilities, library, health centre and mainline railway station. The beach is within half-a-mile, whilst pleasant walks can be had along the River and over to the South Downs.

Floor Plan

Bedroom
15'1" x 7'6"
4.61 x 2.31 m

Bedroom
9'5" x 6'10"
2.89 x 2.09 m

Open Plan Lounge/Diner
15'2" x 9'8"
4.63 x 2.95 m

Bedroom
9'7" x 11'5"
2.93 x 3.50 m

Kitchen
8'4" x 6'9"
2.56 x 2.07 m

Bathroom
6'4" x 6'9"
1.94 x 2.07 m

Entrance Hall
3'2" x 21'2"
0.99 x 6.47 m

Approximate total area⁽¹⁾
633.24 ft²
58.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(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

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