



GFF Western Road | Shoreham by Sea | BN43 5WD
£325,000



We are delighted to offer for sale this spacious two bedroom ground floor garden flat benefitting from private rear garden situated in this popular Central Shoreham location.



Property details: GFF Western Road | Shoreham by Sea | BN43 5WD

Key Features

- Ground Floor Garden Flat
- Two Bedrooms
- Private Rear Garden
- Spacious Shower Room
- Separate Wc
- Lounge/Dining Room
- No Onward Chain
- Central Shoreham Location



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Communal hallway, private wooden door leading through to:-

ENTRANCE HALL Comprising laminate flooring, radiator, understairs storage cupboard housing meters, additional understairs storage space with feature glass brick wall.

BEDROOM ONE South aspect. Comprising pvcu double glazed bay window, radiator, fireplace with wooden surround, carpeted flooring.

BEDROOM TWO North aspect. Comprising pvcu double glazed french doors out to rear garden, radiator, carpeted flooring.

LOUNGE East aspect. Comprising pvcu double glazed window, laminate flooring, radiator, opening through to:-

SPACIOUS KITCHEN East aspect. Comprising pvcu double glazed window, pvcu double glazed door to rear garden, range of fitted cupboards and drawers, roll edge laminate work surface with inset single drainer sink unit with mixer tap, inset electric hob with oven below and extractor fan over, radiator, door to:-

INTERNAL HALLWAY

SEPARATE WC East aspect. Comprising obscured glass pvcu double glazed window, low flush wc, part tiled walls, tiled flooring.

LARGE SHOWER ROOM North and East aspect . Comprising obscured glass pvcu double glazed windows, shower cubicle with integrated shower, pedestal hand wash basin, storage cupboards, part tiled walls, tiled flooring, wall mounted Glow-Worm boiler.

EXTERNAL

PRIVATE REAR GARDEN Laid to pathway leading to rear access gate, raised patio are with various beds with mature shrubs, being flint and brick wall enclosed.

TENURE

LEASEHOLD

LEASE: Lease is 99 years from 1988 - 62 years remaining

MAINTENANCE: To be confirmed

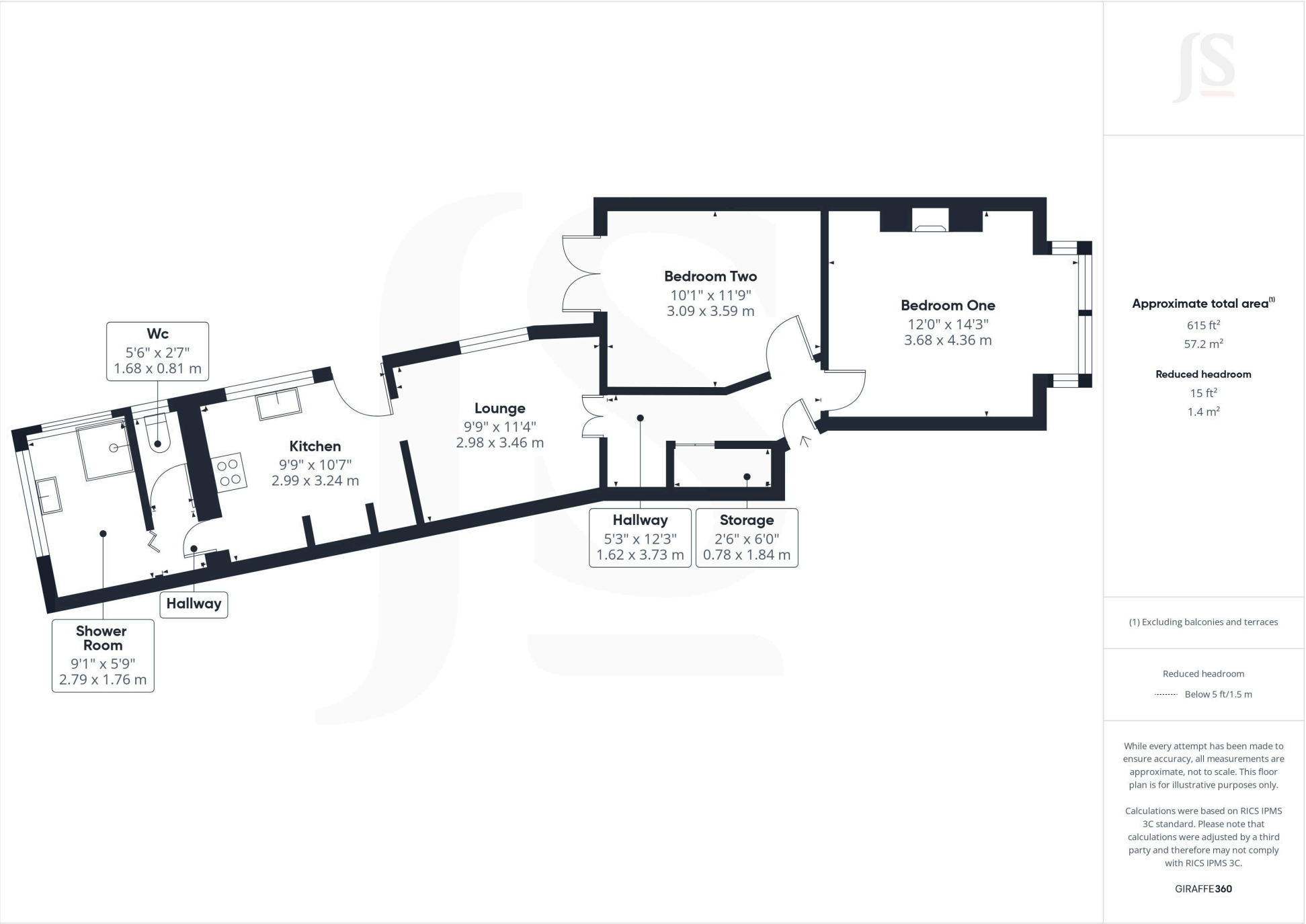
GROUND RENT: To be confirmed

LOCATION

Situated just off Brunswick Road in the heart of Shoreham-by-Sea, within minutes walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.



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



Property Details:

Floor area (as quoted by Floor Plan):615sqft

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.