



Beach Court, Old Fort Road | Shoreham by Sea | BN43 5RG

Offers Over £250,000







We are delighted to offer for sale this well presented one double bedroom ground floor flat, benefitting from direct sea views and having a private enclosed balcony.





# Key Features

- Ground Floor Flat
- Modern Fitted Bathroom
- One Double Bedroom
- Security Telephone Entry System
- Direct Sea Views
- Chain Free
- Private Enclosed Balcony
- Pvcu Double Glazed Windows Throughout
- Open Plan Living Areas
- Inspection Is A Must



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL HALLWAY Security entry phone system, door through to:-

SPACIOUS ENTRANCE HALL - 7' 9" x 6' 3" (2.36m x 1.91m) Comprising parquet flooring, security telephone entry phone system, wall mounted cupboard electric fuse board and meter, separate cupboard enclosing emersion heater water tank.

MASTER BEDROOM - 12' 0" x 10' 1" (3.66m x 3.07m) to back of wardrobes West aspect. Comprising pvcu double glazed windows, carpet, fitted wardrobe with hanging rail and shelving unit above, separate fitted wardrobe with hanging rail, electric heater, tv point.

MODERN FITTED BATHROOM - 7' 8" x 5' 5" (2.34m x 1.65m) West aspect. Comprising obscured glass pvcu double glazed window, vinyl flooring, heated towel rail, panel enclosed bath with shower attachment over, part tiled walls, pedestal hand wash basin with single mixer tap, wall mounted mirror, low flush wc.

OPEN PLAN LIVING AREA - 17' 6" x 17' 6" (5.33m x 5.33m) at maximum measurements. West and South aspect, benefitting from sea views. Comprising pvcu double glazed window, pvcu double sliding door opening out onto garden areas, parquet flooring, two electric heaters, TV point.

KITCHEN: West aspect. Comprising pvcu double glazed window, a range of matching eye and base level units with square edge work surfaces over, part tiled splash backs, integrated single bowl and single drainer sink with single mixer tap, space and provision for washing machine, space and provision for under counter fridge, fitted oven with four electric hob above.

ENCLOSED BALCONY - 6' 8" x 6' 1" (2.03m x 1.85m) South aspect benefitting from direct sea views. Comprising pvcu double glazed window, artificial grass flooring, power points.

## TENURE

Leasehold

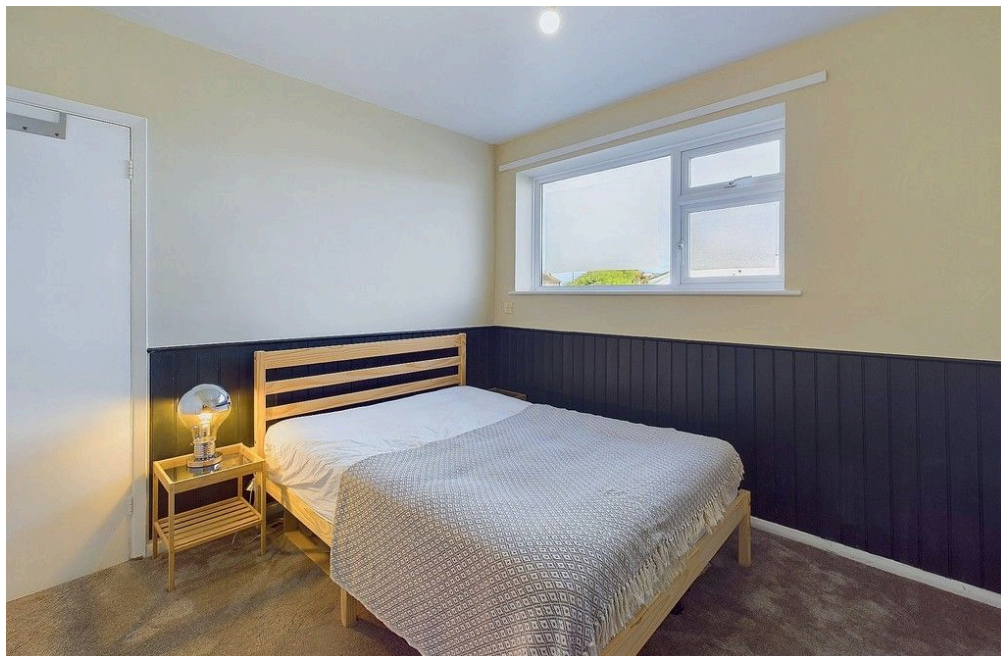
LEASE: Approximately 80 years remaining

MAINTENANCE: £2,947.29 per annum

GROUND RENT: £700 per annum

## LOCATION

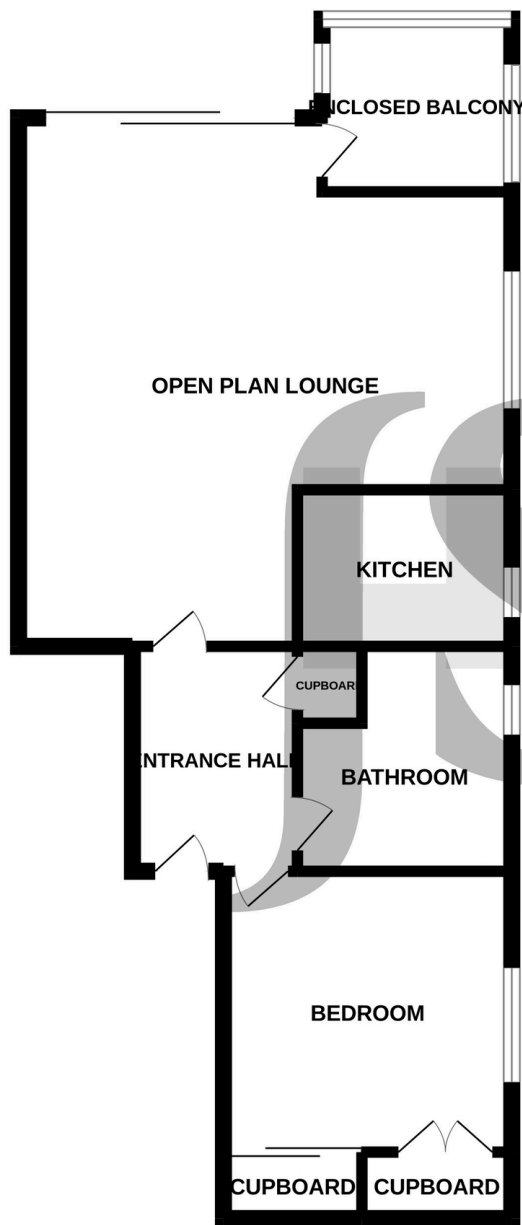
Situated on level ground within 1/4 mile of the Foreshore and close to the Shoreham Beach First School. Local shops can be found in Ferry Road and the footbridge provides access to Shoreham Town Centre with its comprehensive shopping facilities mainline railway station and other amenities.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)

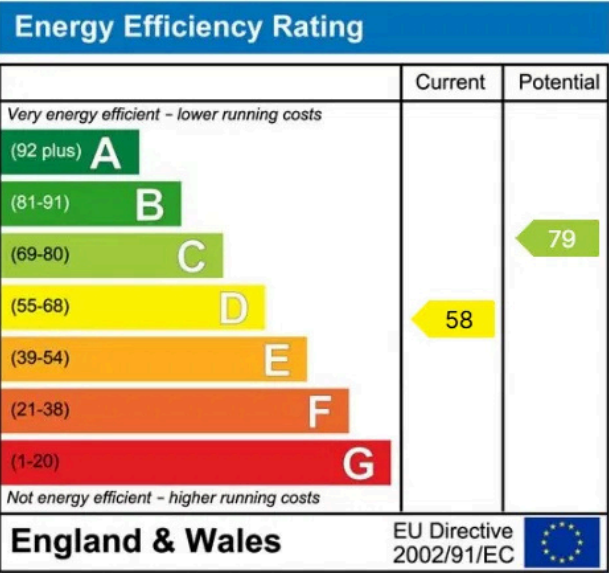


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

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.



Property Details:

Floor area (as quoted by EPC: 463 sqft

Tenure: Leasehold

Council tax band: B