



Pacific Court | Shoreham by Sea | BN43 5RW  
Guide Price £375,000



We are delighted to offer for sale this two double bedroom fourth floor apartment with two balconies providing panoramic views over River Adur and direct Sea views.



Property details: Pacific Court | Shoreham by Sea | BN43 5RW

# Key Features

- Two Bedrooms
- Panoramic Views Over River Adur, Sussex Yacht Club And Onwards To The South Downs
- Two Private Balconies
- Within Walking Distance Of Shoreham Town Centre
- Garage In Compound
- Popular Shoreham Beach Location
- Chain Free
- Direct Sea Views With Panoramic Views Towards Brighton
- Walking Distance To Foreshore & Beach Access
- Newly Fitted Carpets



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Comprising security entryphone system, stairs or passenger lift to Fourth floor

COMMUNAL HALLWAY Private front door into :-

SPACIOUS ENTRANCE HALL Comprising radiator, single light fitting, telephone entry system, wall mounted thermostat, two large storage cupboards, one with hanging rail and shelving, the other with shelving also housing electric meter and fuseboard.

BEDROOM TWO South aspect benefitting from direct sea views. Comprising pvcu double glazed window, single light fitting, radiator, built in wardrobe with hanging rail and shelving.

LOUNGE South facing benefitting from direct sea views. Comprising pvcu double glazed windows, light fitting with directable spotlights, radiator. Pvcu double glazed sliding door out to large South facing balcony.

WET ROOM Comprising wall mounted electric shower, wall mounted hand wash basin, low flush wc, radiator, part tiled walls, part panelled walls, extractor fan, single ceiling light fitting.

FITTED KITCHEN North aspect with direct views over River Adur, the footbridge and onwards to the South Downs. Comprising roll edge laminate work surface with cupboards below and matching eye level cupboards, one and a half bowl stainless steel sink unit with mixer tap, ceiling mounted spotlight light fitting, wall mounted Vaillant boiler, space for freestanding oven, space and provision for washing machine, large fitted cupboard housing water tank, heating thermostat and slatted shelving, radiator.

BEDROOM ONE North aspect having with direct views over River Adur, the footbridge and onwards to the South Downs. Comprising pvcu double glazed windows, radiator, spotlights, hand wash basin with vanity unit below, pvcu double glazed french doors out to balcony.

## EXTERNAL

BALCONY Having breath taking panoramic views over the River Adur, towards the Sussex Yacht Club, Shoreham town centre and the South Downs in the distance.

LARGE SOUTH FACING BALCONY Having direct sea views and panoramic views over Shoreham Beach towards Brighton.

GARAGE In nearby compound.

## TENURE

Leasehold

LEASE: 999 years from 2007 - 981 years remaining

MAINTENANCE: £2358.00 per annum

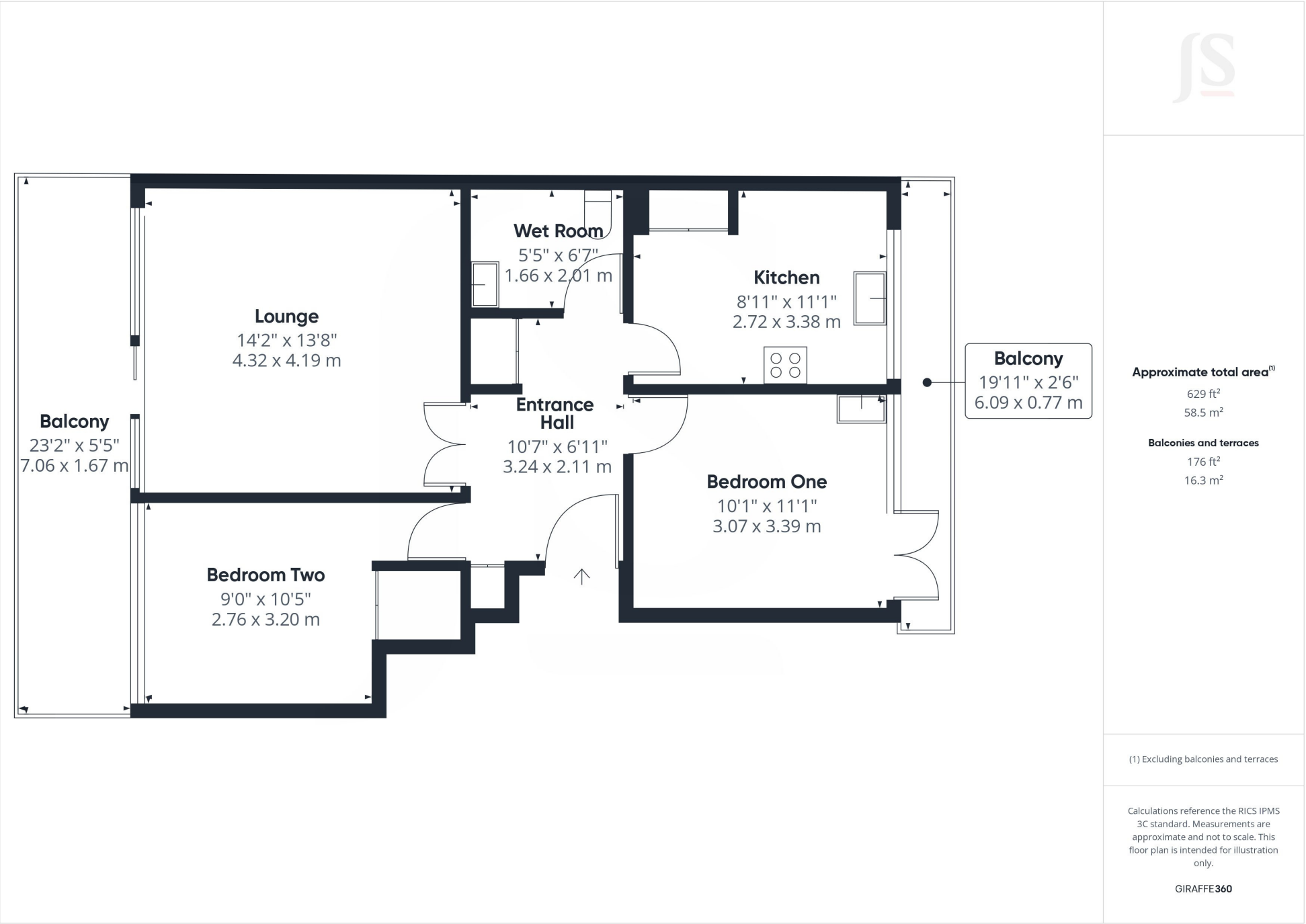
GROUND RENT: Zero

## LOCATION

Situated within close proximity of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.



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)



Property Details:

Floor area (as quoted by Floor Plan):629sqft

Tenure: Leasehold

Council tax band: C

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.