



Hancock Way | Shoreham by Sea | BN43 5JG

Offers Over £275,000





We are delighted to offer for sale this two bedroom, third floor apartment with direct River views and an allocated parking space.



Property details: Hancock Way | Shoreham by Sea | BN43 5JG



# Key Features

- Two Double Bedrooms
- Ensuite Main Bedroom
- Allocated Parking
- Direct Views Over River Adur
- Juliet Balconies
- Spacious Lounge
- Chain Free
- Gated Development
- Popular Shoreham Beach Location
- Distant Views Towards South Downs

 **2 Bedrooms**

 **2 Bathroom**

 **1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Comprising secure entryphone system, stairs to Third floor.

COMMUNAL HALLWAY Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted entryphone system, two built in cupboards, one housing water tank and shelving, the other housing fuseboard and ventilation system, loft hatch access, radiator.

BEDROOM ONE North aspect having direct views over River Adur and distant views towards the South Downs. Comprising pvcu double glazed windows with fitted plantation shutters, radiator, single light fitting, built in wardrobe with hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM Comprising glass shower cubicle with integrated shower and rainfall shower head above, corner hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, sunken spotlights, fully tiled walls, tiled flooring.

BEDROOM TWO North aspect having direct views over River Adur and distant views towards the South Downs. Comprising pvcu double glazed window with fitted plantation shutters, radiator, single light fitting.

BATHROOM Comprising panel enclosed bath with mixer tap and integrated shower over, low flush wc, pedestal hand wash basin, chrome heated towel rail, sunken spotlights, fully tiled walls.

SPACIOUS DUAL ASPECT LOUNGE North and East aspect having direct views over the River Adur and onwards to the South Downs and down towards the harbour. Comprising pvcu double glazed windows, two sets of french doors with juliet balconies, three radiators, high ceiling with sunken spotlights, opening through to:-

KITCHEN Comprising stainless steel work top with cupboards below and matching eye level cupboards, contemporary one and a half bowl sink unit with Victorian style mixer tap, built in appliances include Hotpoint gas hob with fitted Hotpoint extractor fan above, full size Hotpoint fridge/freezer, Hoover washing machine and full size Bosch dishwasher.

## EXTERNAL

ALLOCATED PARKING SPACE

## TENURE

Leasehold

LEASE: To be advised

MAINTENANCE: To be advised

GROUND RENT: To be advised

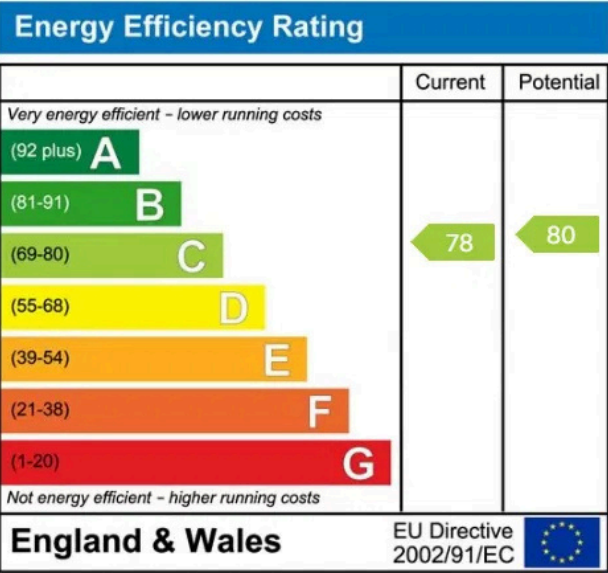
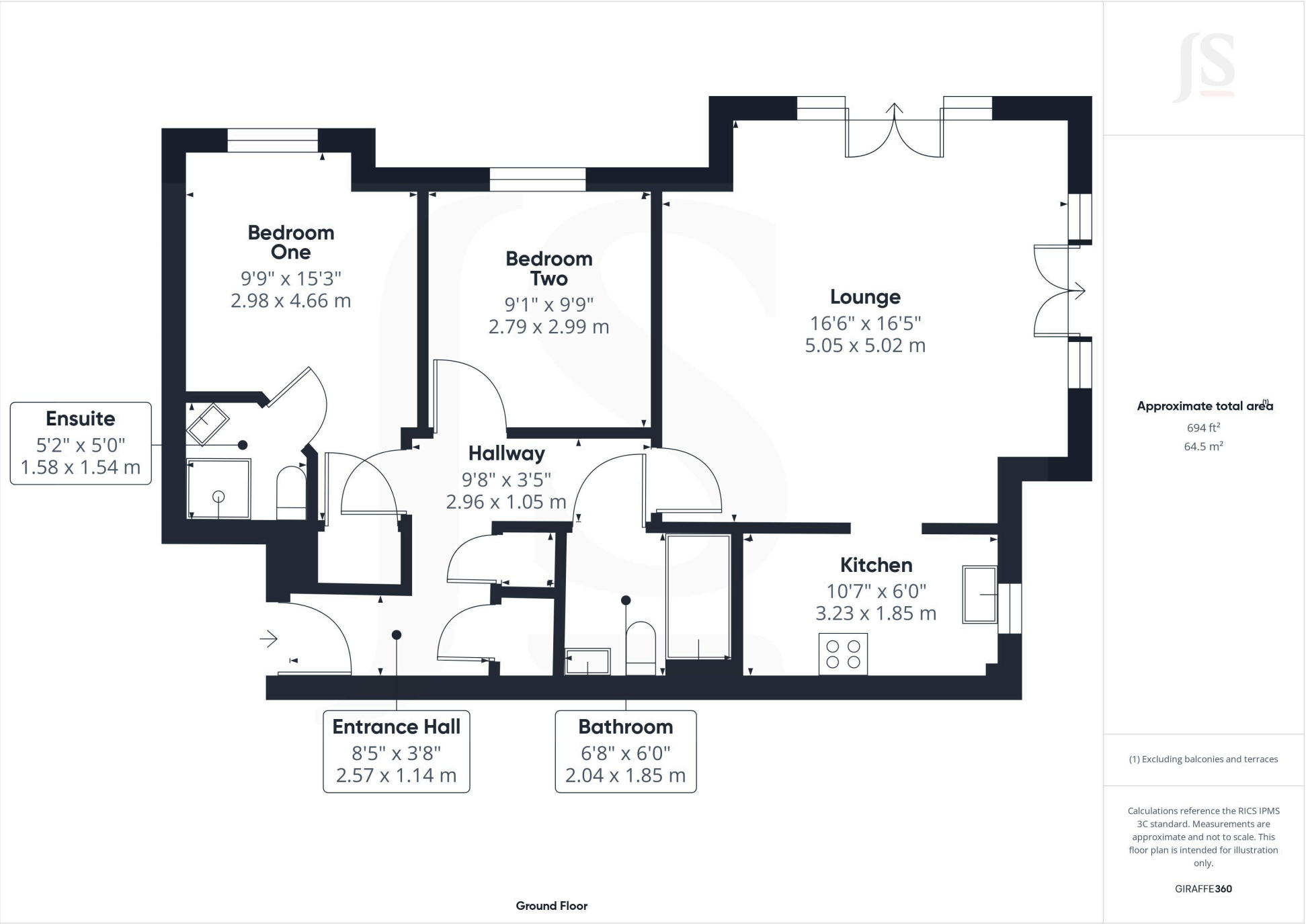
## LOCATION

Conveniently situated adjacent to the River Adur and within approximately 500 yards of the foreshore. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities, restaurants and bars can be found in Shoreham town centre. The library, health centre and mainline railway station are also close by, and Brighton and Worthing are both easily accessible and are approximately 5 miles to the east and west respectively.



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):694sqft

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.