



Cheyne Court, Rectory Road | Shoreham by Sea | BN43 6EB

£260,000



We are delighted to offer for sale this spacious two bedroom second floor flat situated in this popular Shoreham by sea location.



Key Features

- Two Double Bedrooms
- Top Floor Flat
- Spacious Lounge
- Dual Aspect Bedroom
- Modern Fitted Bathroom
- Gas Central Heating & Double Glazed Throughout
- South Facing Kitchen
- Share Of Freehold
- Garage In Nearby Compound
- No Onward Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR Private wooden front door through to:-

ENTRANCE HALL Comprising radiator, carpeted flooring, wall mounted telephone entry system, recessed lighting, storage cupboard housing wall mounted Glowworm combination boiler with slatted shelving, further storage cupboard, wall mounted heating control panel.

SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, recessed lighting, coving.

MODERN KITCHEN South aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, space and provision for washing machine and fridge/freezer, laminate flooring, recessed lighting, coving.

DUAL ASPECT BEDROOM ONE North and East aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting, coving, fitted wardrobe with hanging rail and shelving.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, single light fitting, coving, fitted wardrobe with hanging rail and shelving.

BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with Triton electric shower over, pedestal hand wash basin, radiator, part tiled walls, tiled flooring, recessed lighting.

EXTERNAL

COMMUNAL GARDENS

GARAGE In nearby compound, having up and over door, work surface with cupboards below.

TENURE

Share of Freehold

LEASE: 199 years from 27 November 2002 - Approximately 176 years remaining

MAINTENANCE: £2540 per annum

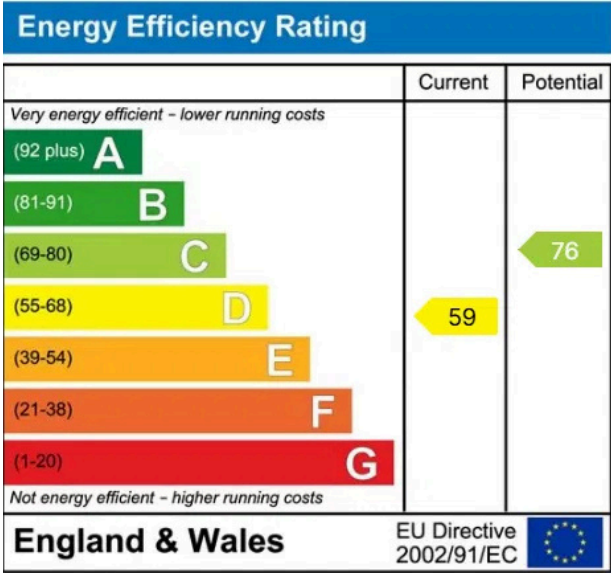
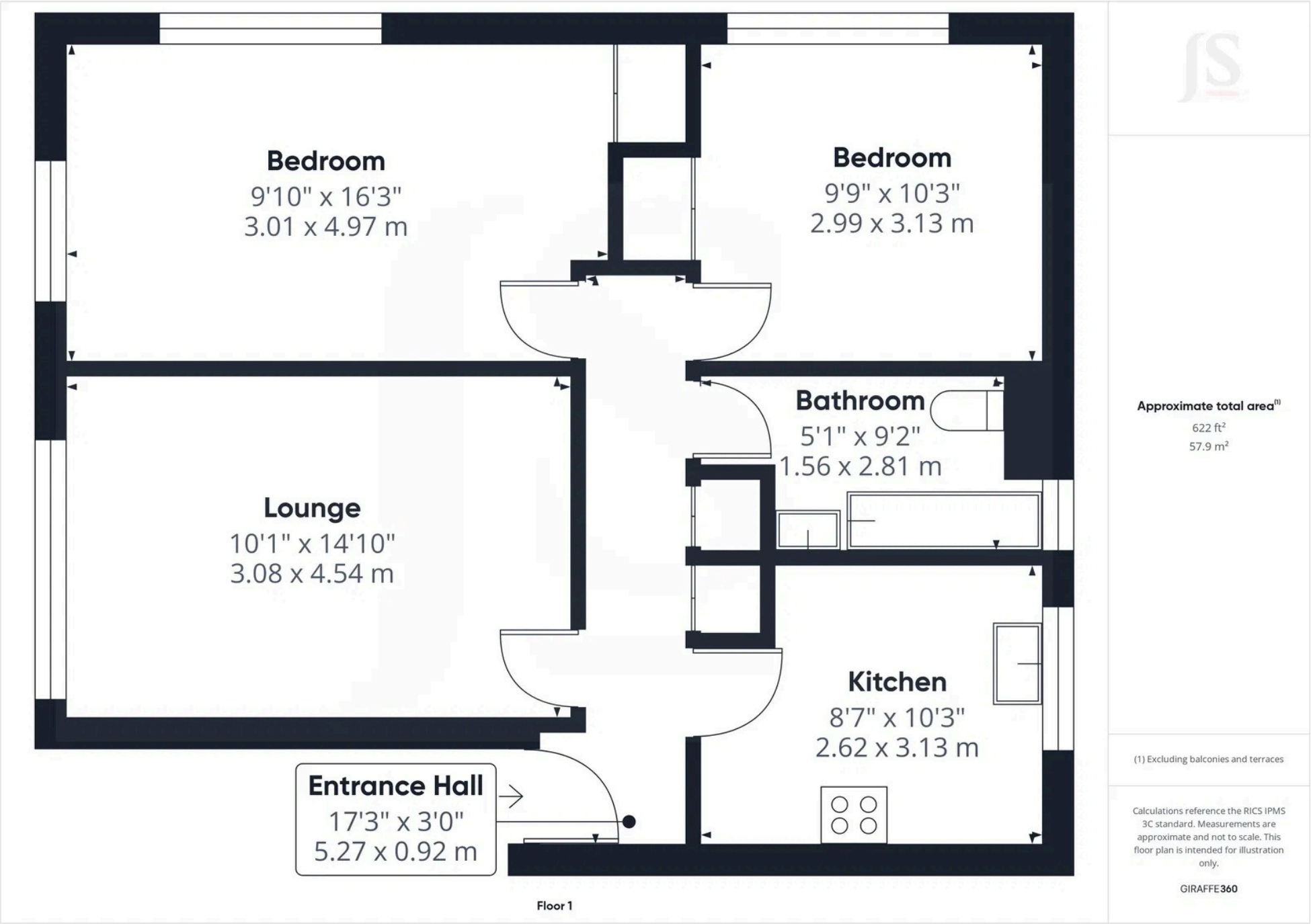
GROUND RENT: Zero

LOCATION

Conveniently situated on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the east and west respectively, various buses run from nearby stops serving the surrounding area and beyond, with the coastline service a short walk away on the A259 Brighton Road.



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 floorplan): 622sqft

Tenure: Share of Freehold

Council tax band: B

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.