



Swift House, Coral Close | Shoreham by Sea | BN43 6AZ

Offers Over £300,000





We are delighted to offer for sale this spacious two bedroom two bathroom first floor flat in this popular Shoreham by sea development benefitting from allocated parking.



Property details: Swift House, Coral Close | Shoreham by Sea | BN43 6AZ



# Key Features

- First Floor Flat
- Two Double Bedrooms
- Dual Aspect Main Bedroom With Ensuite
- Dual Aspect Open Plan Kitchen/Dining/Lounge
- Modern Fitted Kitchen
- Utility Cupboard
- Main Bathroom
- Long Lease
- Allocated Parking
- No Onward Chain



2 Bedrooms



2 Bathrooms



1 Reception Room

## INTERNAL

COMMUNAL ENTRANCE Telephone entry system, stairs to:-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising Amtico flooring, two ceiling mounted light fittings, radiator, wall mounted telephone entry system.

UTILITY CUPBOARD Comprising space for washing machine and tumble dryer, extractor fan, Amtico flooring, wall mounted electric fuse board.

DUAL ASPECT OPEN PLAN MODERN KITCHEN/LOUNGE/DINING ROOM South and West aspect. Comprising pvcu double glazed window, pvcu double glazed double doors onto Juliet balcony, Amitico flooring, two radiators, single light fitting.

Kitchen area: Comprising roll edge laminate work surface with cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, part tiled walls, integrated appliances include fridge/freezer and dishwasher. Cupboard housing wall mounted Vaillant combination boiler. Recessed lighting, extractor fan.

DUAL ASPECT MAIN BEDROOM North and West aspect. Comprising pvcu double glazed windows, laminate flooring, single light fitting, fitted wardrobe with hanging rail and shelving, door through to:-

ENSUITE East aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, low flush wc, hand wash basin with mixer tap and vanity unit below, part tiled walls, step in shower cubicle with integrated shower attachment over benefitting from fully tiled walls. Ladder style heated towel rail, rail, extractor fan, single light fitting.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, radiator, laminate flooring, single light fitting.

MAIN BATHROOM Comprising vinyl flooring, low flush wc with mixer tap, part tiled walls, ladder style heated towel rail, panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls. Extractor fan, single light fitting.

## EXTERNAL

ALLOCATED PARKING SPACE

COMMUNAL FACILITIES Gardens, bin store, bike store

## TENURE

Leasehold

LEASE: 125 years from 1 January 2011 - Approximately 110 years remaining.  
MAINTENANCE: Approximately £2760 per annum  
GROUND RENT: Approximately £370 per annum

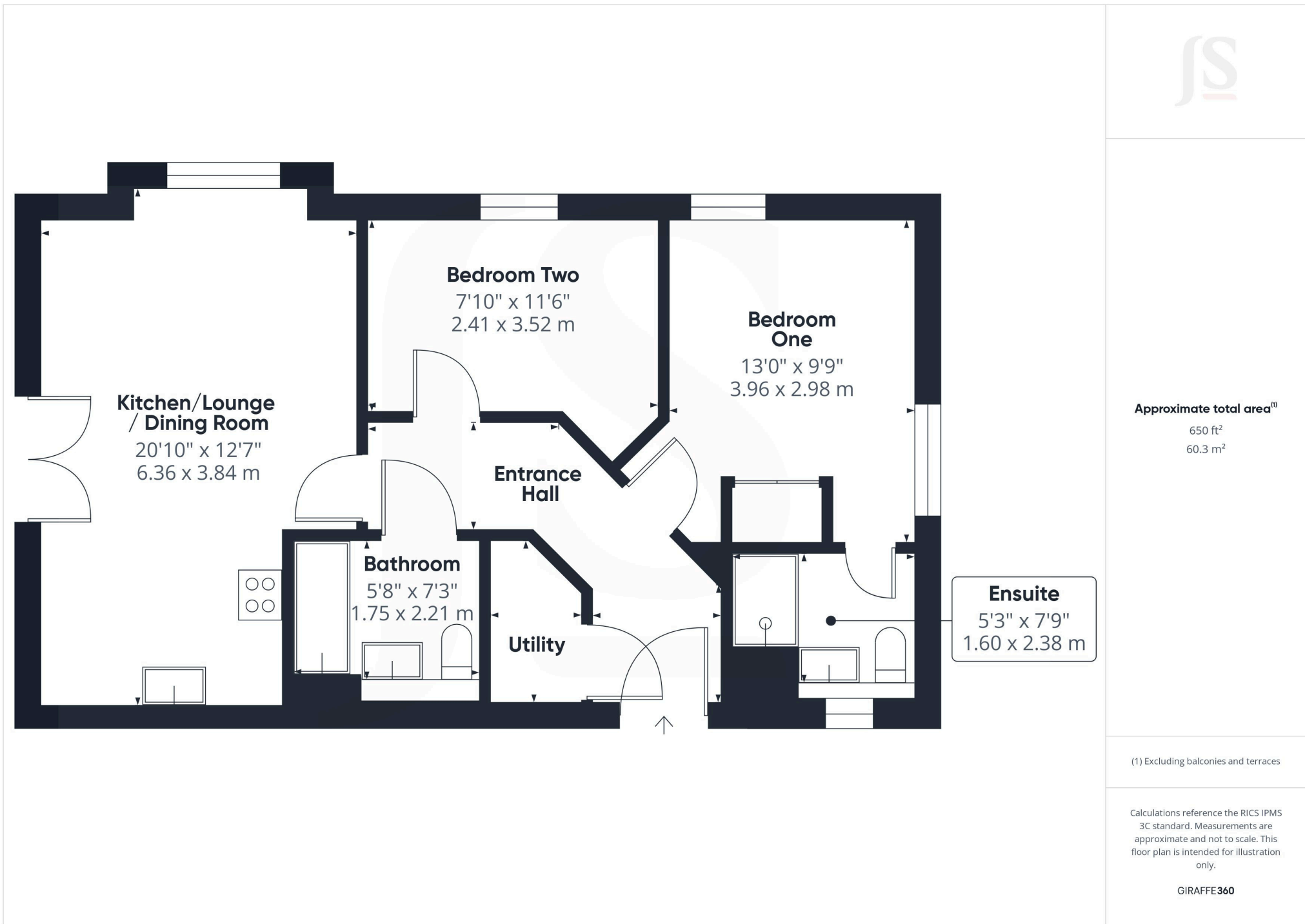
## LOCATION

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.



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): 650sqft

Tenure: Leasehold

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.