

**Spencer  
& Leigh**



**Flat 15 Lyndhurst House, 8 Monarch Way, Shoreham-By-Sea, BN43**

## Flat 15 Lyndhurst House, 8 Monarch Way, Shoreham-By-Sea, BN43 6DL

Guide Price £250,000 - £270,000 Leasehold

- Spacious top floor flat
- Two double bedrooms
- Main bedroom with en-suite
- Modern main bathroom/WC
- 22' Living room with 'Juliet' balcony
- Modern open plan fitted kitchen with appliances
- Allocated parking space
- 116 yr remaining lease
- Low outgoings & remainder of new home guarantee
- No onward chain

GUIDE PRICE £250,000 - £270,000

This charming purpose-built flat is located on Monarch Way in the picturesque town of Shoreham-By-Sea. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those seeking a serene coastal retreat.

The flat features a spacious reception room, providing a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for rest and privacy, catering to both personal and guest needs. The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday living.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this desirable area. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. Conveniently you have access to a secure bike shed for cycle storage.

Situated in Shoreham-By-Sea, residents can enjoy the benefits of coastal living, with beautiful beaches, scenic walks, and a vibrant local community just a stone's throw away. The area is well-connected, offering easy access to local amenities, shops, and transport links, making it a convenient base for both work and leisure.

In summary, Lyndhurst House presents an excellent opportunity to acquire a lovely flat in a sought-after location. With its appealing features and proximity to the coast, this property is sure to attract interest. Do not miss the chance to make this charming flat your new home.



Monarch Way is a popular location in Shoreham By Sea having good access to local amenities such as the Holmbush Centre, with a large Tescos, Marks & Spencer & NEXT store. Local road networks are easily accessible, as are bus services from the end of the road. Local schools catering for all ages including Shoreham Academy are within easy reach.



Communal Entrance  
Stairs rising to all floors  
Entrance  
Entrance Hallway

Kitchen/Living/Dining Room  
22'1 x 12'7

Juliet Balcony

Bedroom  
13'9 x 8'10

En-suite Shower/WC

Bedroom  
11'9 x 8'6

Family Bathroom

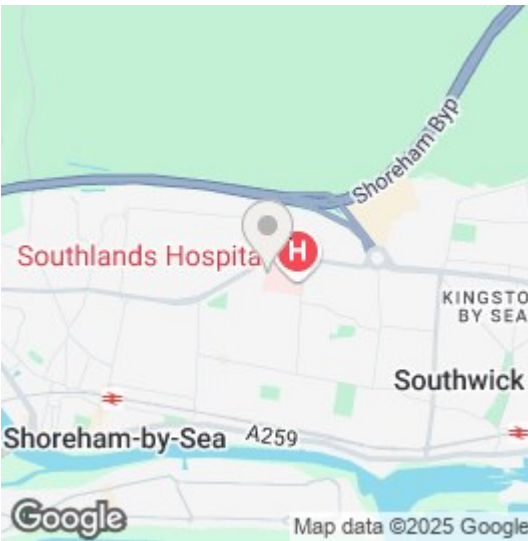
OUTSIDE

Allocated Parking Space

Property Information  
116 years remaining  
Ground Rent - £250 per annum  
Service Charge - £1,200.00 per annum  
Council Tax Band B (Adur): £1,814.90 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Allocated Residents Parking  
Broadband: Standard 8 Mbps and Superfast 80 Mbps available (OFCOM checker)  
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- Adur  
Council Tax Band:- B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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## Monarch Way, Shoreham



Approximate Floor Area

679.31 sq ft

(63.11 sq m)

Approximate Gross Internal Area = 63.11 sq m / 679.31 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.