



## 18 Ham Road, Shoreham By Sea



Price  
**£405,000**  
 Leasehold - Share of

- Brand New First Floor Maisonette
- High Specification Throughout
- Positioned Close To Shoreham-By-Sea Town Centre
- Two Luxury Bathrooms
- Council Tax Band - B
- Two Bedrooms & Study
- Two Private Roof Terraces
- Moments Walk To Shoreham Mainline Train Station
- Available For Immediate Occupation
- 10 Year Build zone Building Warranty

We are delighted to offer for sale this luxury brand new apartment in the prestigious Caxton House development located in the heart of Shoreham just moments from independent shops restaurants pubs and artisan cafes, Shoreham mainline railway station is within a few hundred yards finding easy access to London & Brighton, Shoreham Beach is close by and offers a range of water sport activities whilst Ropetackle Arts Centre is also close by.

The apartment itself is split over two floors and benefits from underfloor heating throughout, two private roof terraces offering downland views and internally comprises a modern open plan living space with feature double height south aspect windows, a ground floor bedroom with shower room whilst on the first floor offers a mezzanine bedroom, office/third bedroom and bathroom. This property offers high specification finishes throughout and is bright and spacious.

Technology & Electrical • Virgin super-fast TV cables fitted • Either BT 1g FTTP or BT 30+ MPS FTTC Broadband providing high speed broadband • TV points to master bedroom and living room • LED and low energy lighting to all apartments Security • 10 year warranty with Buildzone • Video entryphone communal door system • Security lock on apartment door with chain and viewer Environmental performance • Underfloor heating throughout with thermostal control • Energy performance 'A' rated electric boiler and hot water storage • Energy performance 'A' rated kitchen appliances • LED Lighting • High grade insulation throughout Communal Areas • Secure doors to entrance lobby • Postal boxes • Cycle storage • Recycling and refuse store Management and maintenance • Leasehold with share of freehold • Maintenance cost expectation available

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**Robert  
 Luff & Co**  
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## Accommodation

### Communal Entrance

Stairs up to:

### Front Door

Leading to:

### Entrance Hallway

LVT Laminate flooring with underfloor heating, video entry system, patio doors leading to roof terrace, doors leading to:

### Open Plan Kitchen/Living Room 15'10 x 13'07 (4.83m x 4.14m)

South aspect. Double height PVCU double glazed windows, Wren fitted kitchen with a range of eye and base level cupboards and marble effect work surfaces over, integrated stainless steel single drainer sink unit with mixer tap, inset Bosch four ring induction hob with extractor fan over, matching integrated twin Bosch oven, matching integrated fridge/freezer, matching integrated dishwasher, LVT tiled flooring with underfloor heating, areas with double and triple height ceilings.

### Bedroom 9'05 x 16'08 (2.87m x 5.08m)

North aspect benefitting from distant roof top/download views. UPVC double glazed window, carpeted, underfloor heating, storage cupboard housing hot water tank and electric meters

### Terrace

Private enclosed terrace with a north aspect and benefitting from distant downland views

### Shower Room 4'06 x 8'09 (1.37m x 2.67m)

LVT laminate flooring, underfloor heating, low level flush wc, hand wash basin with vanity unit under, heated towel rail, walk in shower, extractor fan.

### Stairs To:

### Bedroom 19'02 x 8'10 (5.84m x 2.69m)

South aspect. Carpet, underfloor heating, vaulted double height ceiling.

### Study/Single Bedroom/Dressing Room 8'00 x 6'05 (2.44m x 1.96m)

UPVC double glazed bi-folding doors out onto feature terrace, carpeted flooring, underfloor heating.

### Bathroom 11'02 x 9'03 (3.40m x 2.82m)

LVT laminate flooring, underfloor heating, heated towel rail, pedestal hand wash basin with vanity unit below, low flush wc, panel enclosed bath with shower attachment over.

### Roof Terrace

Private terrace, north aspect with downland views



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# Floorplan



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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