



Price  
£290,000  
Leasehold

## Longshore Drive, Shoreham-By-

- Two Bedroom Second Floor Apartment
- Chain Free
- En-suite To Master Bedroom
- Long Lease
- EPC Rating - C
- Beautifully Presented Throughout
- Communal Covered Bike Storage
- Allocated Parking Space
- Ideal Location For Access To Local Amenities & Transport Links
- Council Tax Band - B

We are delighted to welcome to the market this delightful apartment with two bedrooms and two bathrooms, there's plenty of space for you and your loved ones to enjoy.

Situated in the popular Southlands development, this property offers not only a convenient location close to amenities but also a sense of community. The master bedroom features an en suite shower room, providing a touch of luxury and privacy. The two double bedrooms ensure that everyone has their own comfortable space to unwind.

Parking is made easy with allocated parking for one vehicle, giving you peace of mind knowing your car is secure. Additionally, the communal bike storage is a great convenience for those who enjoy cycling or simply want to keep their bikes safe and out of the way.

Don't miss out on the opportunity to make this apartment your own - book a viewing today!

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## Accommodation

### Front Door

Communal front door with fob entry leading to:

### Communal Entrance Hall

Stairs to:

### Second Floor

### Front Door

Leading to

### Entrance Hallway

Wood laminate flooring, built in storage x 2 with plumbing for washing machine

### Lounge 17'7 x 12'2 (5.36m x 3.71m)

Wood laminate flooring, radiator x 2, dual aspect double glazed windows,

### Kitchen Area 11'4 x 7'1 (3.45m x 2.16m )

Wood laminate flooring, range of base and eye level cupboards with work surfaces over, integrated fridge freezer and dishwasher, integrated over, hob with extractor fan over, sink drainer with mixer tap over. double glazed window

### Bedroom Two 12'6 x 8'8 (3.81m x 2.64m)

Carpet, radiator, double glazed window

### Bedroom One 12'5 x 9'2 (3.78m x 2.79m)

Carpet, double glazed window, radiator,

### En-suite

Vinyl flooring, wash hand basin, walk in shower cubicle, low level flush w/c, radiator

### Bathroom

Vinyl flooring, bath with shower over, w/c, wash hand basin, radiator

### Allocated Parking

Numbered parking space to front of property

### Communal Bike Storage

Enclosed bike storage with key code entry door

### Agent notes

We have been informed by the seller that there is 116 years remaining on the lease



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## Floor Plan

Approx. 68.0 sq. metres (732.4 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>			
(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	

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