



## Swiss Gardens, Shoreham-By-

Guide Price  
**£75,000**  
 Leasehold

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Well Maintained Communal Gardens With Pretty Pond Views
- Communal Lounge With Kitchenette
- Active Social Club Offering A Variety Of Events
- Popular Shoreham Location
- Over 60's Retirement One Bedroom Apartment
- Car Park For Residents & Visitors
- Live In Manager & Pull Cords In Each Room
- Close To Local Amenities And Transport Links
- EPC Rating - B & Council Tax Band - B

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to this charming retirement property located in the picturesque Swiss Gardens, Shoreham-By-Sea. This first-floor apartment offers easy access with a convenient lift, ensuring that you can move around effortlessly.

One of the standout features of this retirement property is the active social club available to residents. You can enjoy a variety of activities and social gatherings, fostering a sense of community and companionship.

Additionally, the live-in manager ensures that any concerns are promptly addressed, providing peace of mind to all residents. Convenience is key with a dedicated car park for both residents and visitors, making parking hassle-free. The property's ideal location near transport links and local amenities means that everything you need is within easy reach. For added safety and security, each room is equipped with pull cords, offering reassurance and support whenever needed.

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**Robert  
 Luff & Co**  
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## Accommodation

### Communal Front Door

Entry phone, leading to:

### Communal Entrance Hall

Lift or stairs to:

### First Floor

#### Front Door

leading to:

#### Entrance Hall

Carpet, doors to:

#### Lounge 11'06 x 14'02 (3.48m x 4.32m)

Carpet, eclectic storage heaters, built in storage cupboard, electric fire with surround, double glazed window, opening to:

#### Kitchen 7'03 x 6'11 (2.21m x 1.80m)

Carpet tiles, fully tiled walls, range of eye and base level cupboards, stainless steel sink drainer, electric hob with extractor above, built in electric oven, area for fridge.

#### Communal Facilities

includes lounge with kitchenette offering an active social club with various activities. A live in manager and pull cords in each room. There is a laundrette and store room with charging points for electric scooters.

#### Gardens

Communal gardens are well maintained and offer seating areas.

#### Parking

There is a car park available for residents and visitors

#### Agent Notes

We have been advised by the seller that the maintenance costs include water rates and are paid 6 monthly at £1987.67, the ground rent is £276 PA

#### Important Note

Auctioneers Additional Comments

Patinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



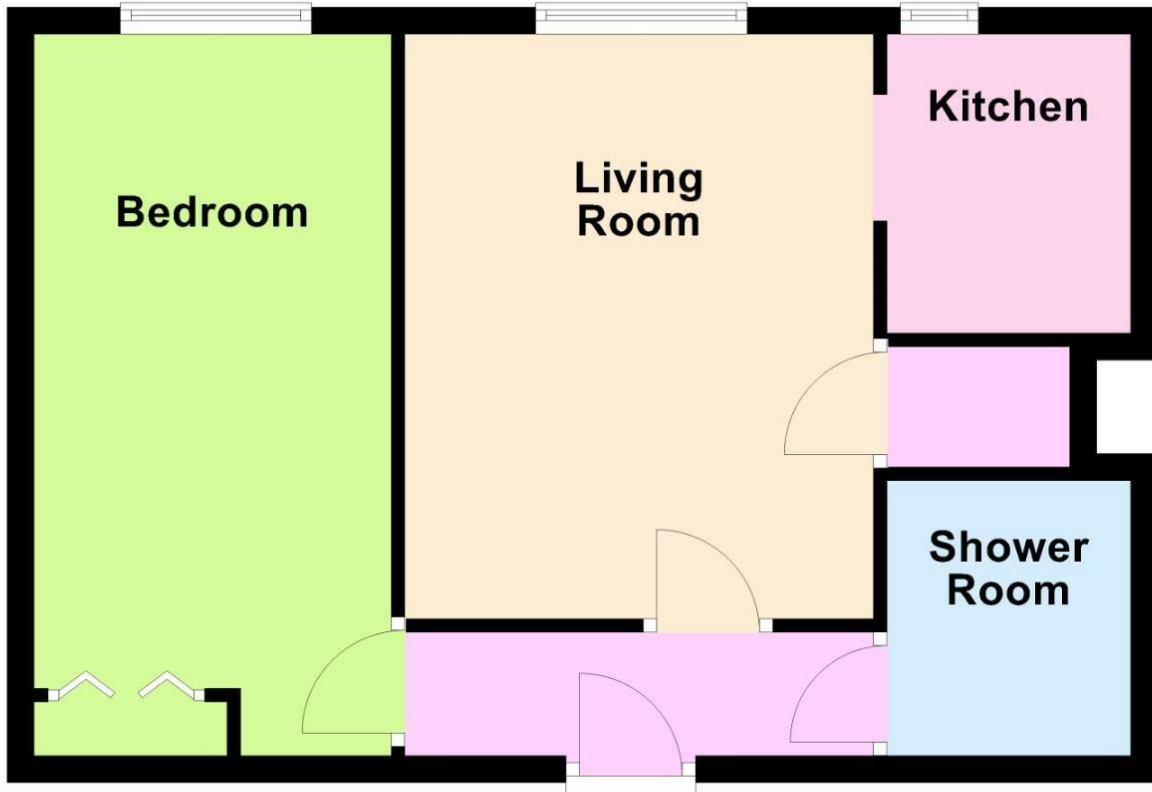
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## Floor Plan

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 43.2 sq. metres (464.6 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			
England & Wales		83	84
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			
England & Wales			
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.