



**Hyman**  **Hill**  
Estate & Letting Agent

Offers in Excess of £300,000

Share of Freehold

☎ 01273 454511

22 Pacific Court, Riverside, Shoreham-by-Sea, BN43 5RW

- Ground floor apartment
- Two double bedrooms
- Balcony to patio area
- Balcony to front
- River views
- Opposite footbridge
- No on-going chain
- Garage





### **COMMUNAL ENTRANCE HALL**

Secure communal entrance, personal door to:

### **ENTRANCE HALL**

Wood effect laminated flooring, two large built in cupboards, wall mounted secure entry phone system, doors giving access to:

### **LOUNGE**

14' 5" x 14' 1" (4.39m x 4.29m) Double glazed sliding doors leading onto patio, laminated wood effect flooring, radiator.

### **KITCHEN**

13' 4" x 9' (4.06m x 2.74m) Double glazed window affording lovely views towards the River Adur. Matching range of wood effect fronted wall, base and drawer units with contrasting roll edge work surfaces incorporating; inset single drainer stainless steel sink unit with mixer tap, space for cooker, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted 'Vaillant' boiler, built in storage cupboard, part tiled walls.

### **BEDROOM 1**

12' 3" x 9' 2" (3.73m x 2.79m) Double glazed sliding doors leading to rear patio, fitted cupboard, radiator.

### **BEDROOM 2**

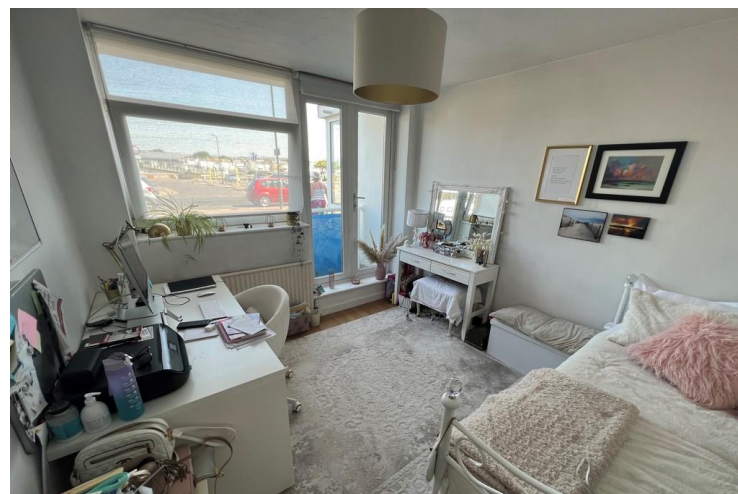
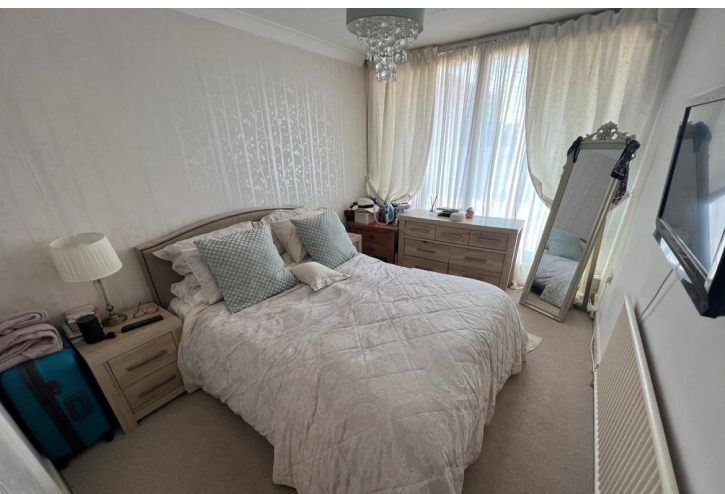
10' 11" x 10' 1" (3.33m x 3.07m) Double window and door leading to the balcony, laminated wood effect flooring, radiator.

### **SHOWER ROOM**

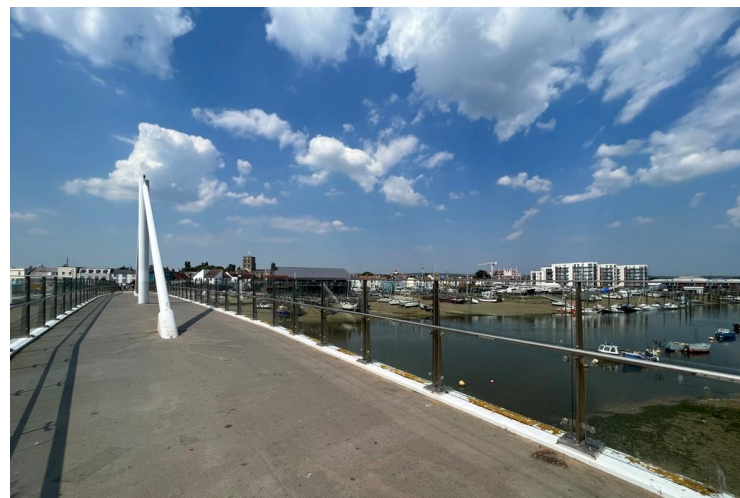
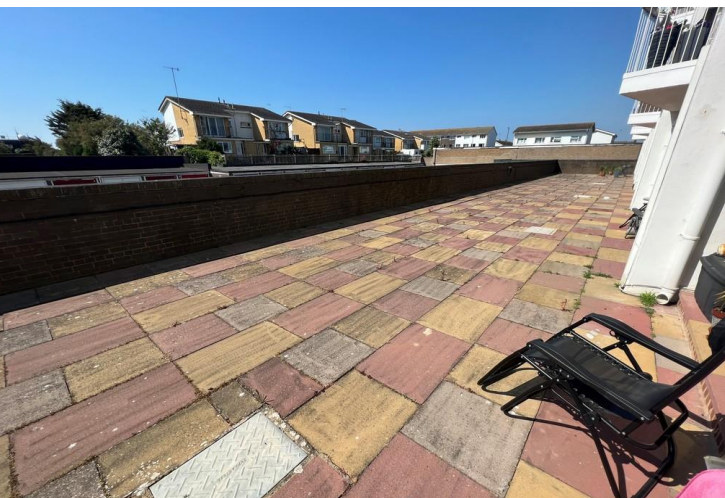
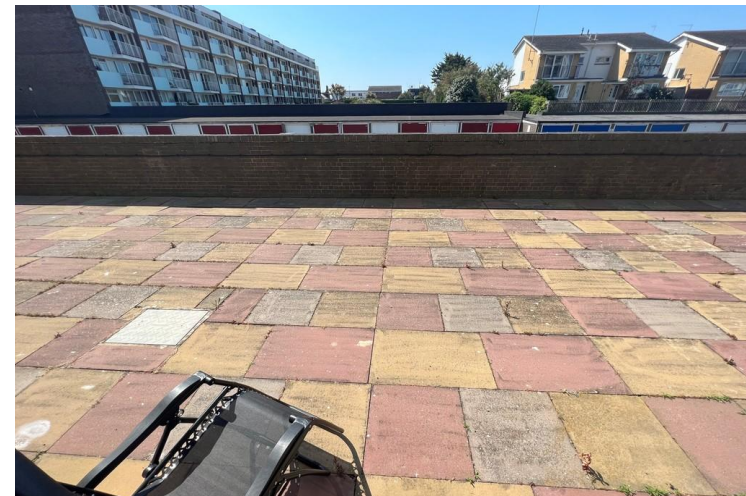
Contemporary white suite with chrome fittings incorporating; tiled shower cubicle with glass screen and sliding curved glass housing wall mounted shower unit, riser rail and shower attachment, low level button flush WC, pedestal wash hand basin with mixer tap, chrome heated ladder towel rail/radiator, tiled walls.

### **GARAGE**

Situated in nearby compound and depicted as number 22.



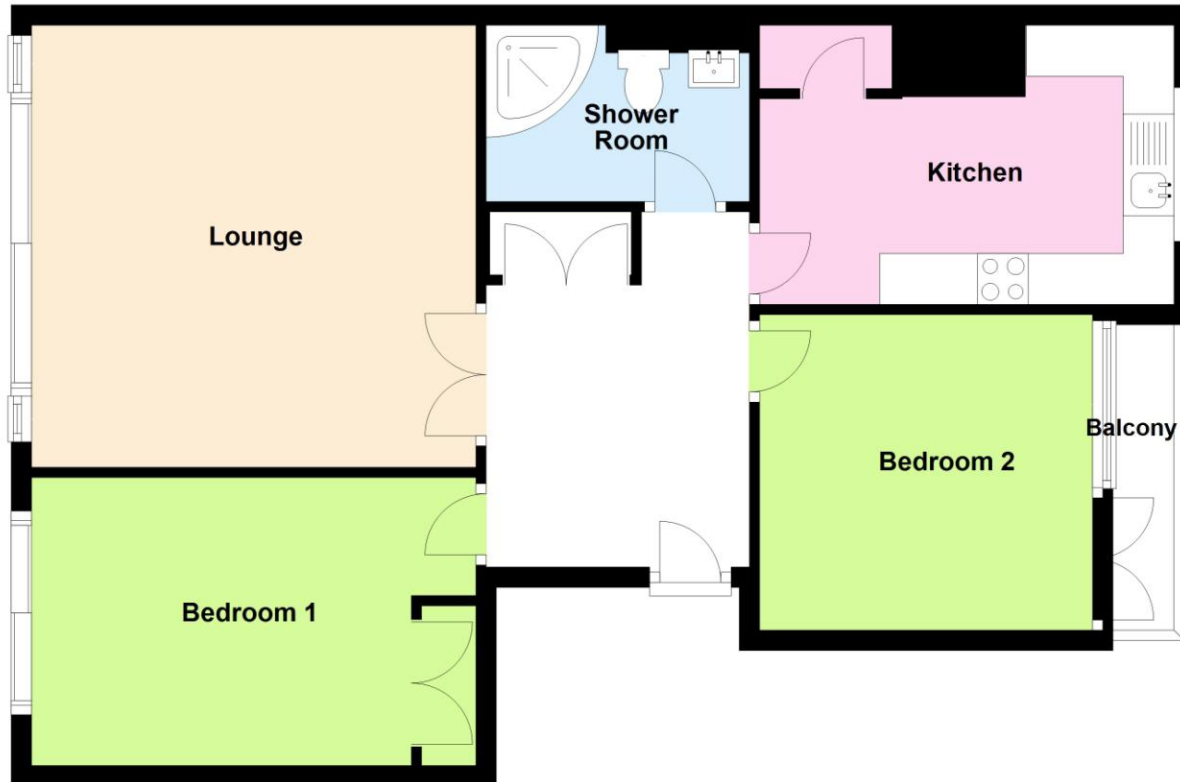






## Ground Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

**22 Pacific Court, Shoreham**

### COUNCIL TAX BAND

Tax band C - £2,151.33 per annum  
(2024/2025)

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.