

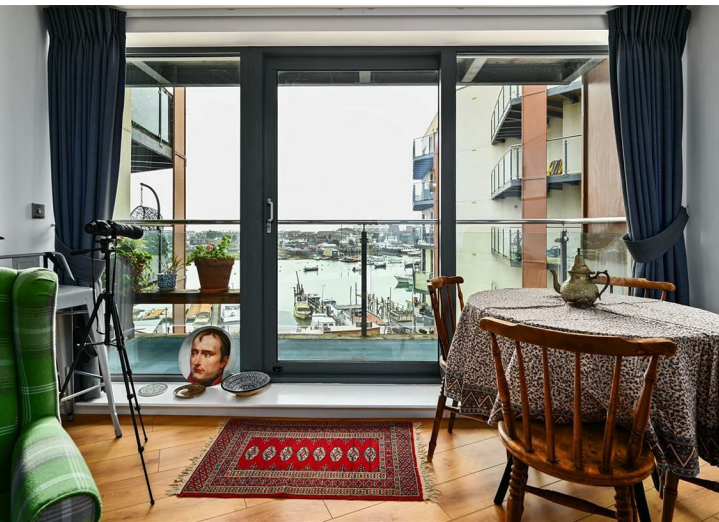
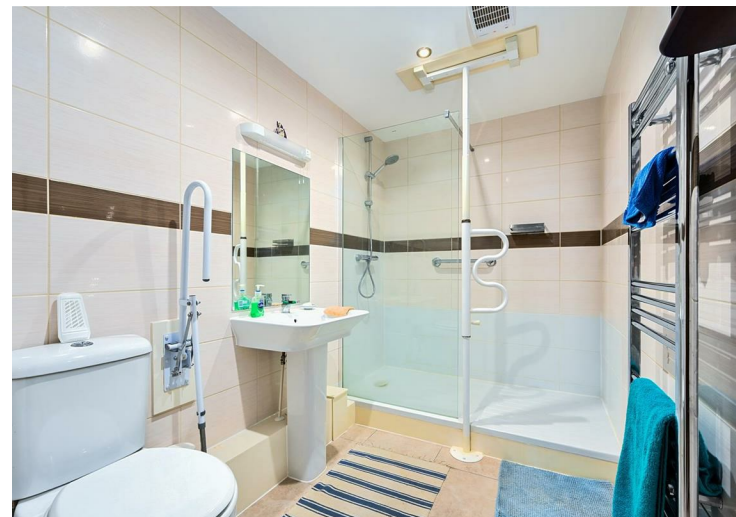
SINNOTT GREEN

Sales & Lettings



Brighton Road, Shoreham-By-Sea, BN43 6DH
£235,000 Leasehold

- Modern Apartment
- River and Sea Views
- 25 ft Open Plan Kitchen/Living Room
- 26 ft Bedroom
- Modern Bathroom
- Balcony
- Parking
- Town Centre Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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This super fourth floor TOWN CENTRE APARTMENT has DIRECT RIVER AND SEA VIEWS and is chain free. 26 FT OPEN PLAN KITCHEN/LIVING ROOM, spacious shower room, 26 FT DOUBLE BEDROOM, audio entry system, balance of the 10 year guarantee, double glazing, gas central heating, lift to all floors

code entry to communal entrance, stairs and lift to the fourth floor, front door to

SPACIOUS ENTRANCE HALL

LARGE WALK IN UTILITY CUPBOARD with space and plumbing for washing machine, ample storage space

OPEN PLAN LIVING ROOM/KITCHEN

25'9 x 16'6 (7.85m x 5.03m)

radiator, inset down lighters, wood style laminate flooring, large double glazed windows with river and sea views, sliding double glazed door to

KITCHEN AREA

fitted with modern, matching white gloss units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING INDUCTION, BUILT IN ELECTRIC OVEN, FITTED EXTRACTOR HOOD, INTERGREATED DISHWASHER, INTEGRATED FRIDGE FREEZER, inset downlighters, wood style laminate flooring, open to

SOUTH FACING BALCONY

glass balustrade, amazing view over the river and the sea

DOUBLE BEDROOM

26'3 x 9' (8.00m x 2.74m)

full width fitted units comprising of a double wardrobe and double shelved cupboard both with overhead cupboards, radiator, inset downlighters, double glazed window with river and sea views

SHOWER ROOM

a good size and comprising of a large walk in shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, tiled floor, extractor fan, fitted mirror with a light and shaver point,

COMMUNAL GROUNDS

with raised flower beds, paved areas and seating

PARKING

Parking permit available for the car park in front of the block.

THE LOCATION

Close to the town centre with the Mainline Railway Station and shops within easy reach and within just a few minutes' drive and the A27 and the Old Shoreham Road. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive.

Information supplied by the vendors and subject to confirmation:

Lease 125 Years from 2018

Maintenance £1,600 p.a. includes the central heating and hot water

Ground Rent £150 p.a.

