



Pacific Court | Riverside | Shoreham by Sea | BN43 5RW
Offers Over £325,000





We are delighted to offer for sale this unique three bedroom ground floor apartment with direct access to communal patio situated in the prestigious block in Shoreham Beach



Key Features

- Three Bedrooms
- Open Plan Lounge/Kitchen
- Family Bathroom & Ensuite Modern Shower Room
- Contemporary Kitchen
- Ground Floor Apartment
- Long Lease
- Garage In Compound
- No Ongoing Chain
- Close To Foreshore And Shoreham High Street
- River/Footbridge Views



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Communal front door into :-

COMMUNAL HALLWAY Private front door through to:-

ENTRANCE HALL Comprising carpeted flooring, wall mounted telephone entry system.

OPEN PLAN LOUNGE/KITCHEN/DINER SPACE

Comprising carpeted flooring leading onto laminate flooring,

KITCHEN AREA: Comprising laminate work surfaces with cupboards below and matching eye level cupboards, inset Baumatic four ring electric hob with oven below, extractor fan over, part tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, matching integrated Beko dishwasher and CDA washing machine, space and provision for fridge/freezer, built in cupboard housing various meters.

LOUNGE AREA: South aspect. Comprising two radiators, single light fitting, single wall mounted light fitting, carpeted flooring, pvcu double glazed sliding doors out onto communal patio area.

MAIN BEDROOM South aspect. Comprising pvcu double glazed sliding door out onto communal patio area, radiator, carpeted flooring, single light fitting, coving.

BEDROOM TWO North aspect. Comprising pvcu double glazed door leading out feature balcony, pvcu double glazed windows, radiator, carpeted flooring, single light fitting, coving.

BEDROOM THREE North aspect. Comprising pvcu double glazed window, carpeted flooring, light fitting, built in wardrobes with hanging rail and shelving also housing combination boiler, sliding doors through to:-

ENSUITE Comprising low flush wc, hand wash basin with mixer tap, walk in shower cubicle with integrated shower attachment over, laminate flooring, single light fitting.

CONTEMPORARY FAMILY BATHROOM Comprising panel enclosed bath with Triton electric shower over, hand wash basin with mixer tap and vanity unit below, low flush wc, part tiled walls, heated towel rail, vinyl flooring.

EXTERNAL

GARAGE In compound.

TENURE

Leasehold

LEASE: Approximately 953 years remaining

MAINTENANCE: Approximately £1800 per annum

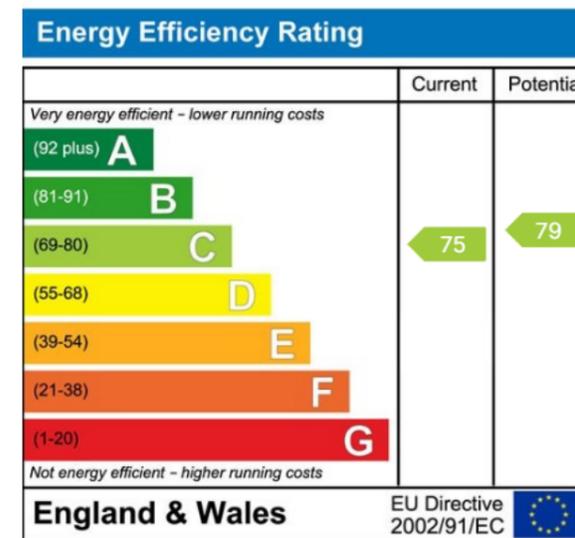
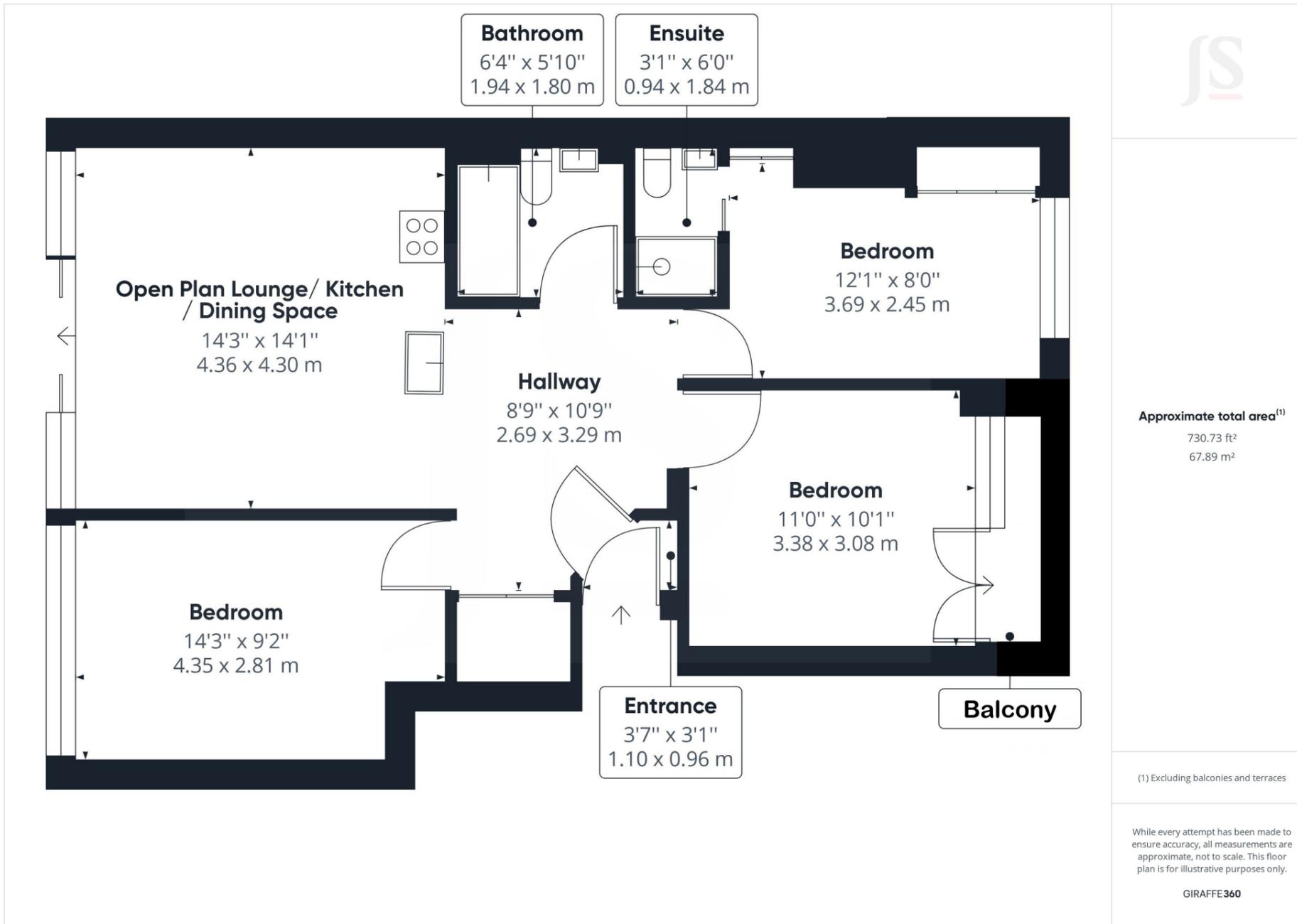
GROUND RENT: Zero

LOCATION

Situated within close proximity of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 732 sqft)

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.