



Apartment 9, Caxton House | Ham Road | Shoreham-by-Sea | West Sussex | BN43 6DN

Guide Price **£425,000**





Jacobs Steel are proud to present to the market a prestigious new Shoreham development; Caxton House, a unique collection of just 14 breath-taking one, two and three bedroom apartments in the heart of Shoreham-by-Sea.



Key features:

- Brand New Luxury Apartments
- Three Bedrooms
- Contemporary Bathroom and Ensuite
- First and Second Floor Maisonette
- Luxury Private Terrace
- Walking Distance to Shoreham Beach
- Located in the Heart of Shoreham-By-Sea with Train Station 200 Yards Away

 3 Bedrooms

 2 Bathrooms

 1 Living Room

Emanating luxury, each of the originally designed homes benefit from; lvt flooring, luxury bathrooms & en-suites and some with a mezzanine, patio terrace or both, owners will also enjoy a secure entrance lobby, fully integrated kitchens and underfloor heating; making them perfect for modern day living

Designed by London & South East based property developers Urban-Re, the apartments are developed to contribute positively towards Shoreham's regeneration, with sustainability and convenient living in mind.

Urban-Re work and interact with some great professionals who design, build and develop super high quality schemes; and Caxton House is no exception to the reputable projects that Urban-Re are known for.

Shoreham-by-Sea is a thriving, up-and-coming seaside town, benefiting from the perfect location. Nestled in the middle of the breath-taking Sussex coastline, the South Downs and the Adur River, it is also extremely accessible, despite its natural beauty.

Caxton House apartments are situated within the heart of Shoreham town centre, which boasts a wealth of restaurants, bars, cafes and shops. The development is also positioned just a few minutes' walk from Shoreham Train Station which benefits from frequent, direct services to all the major towns and cities including Worthing, Chichester, Portsmouth, Southampton and Brighton. Central London is directly accessible in under an hour and a half, and there are regular trains to Gatwick Airport. Journeys by road are also straightforward, whether taking the scenic route along the A259 coast road or the A27 main road which stretches from East Sussex all the way to Wiltshire.

COMMUNAL ENTRANCE With stairs up to first floor landing, comprising private front door through to:

ENTRANCE HALL: 8' 10" x 8' 2" (2.70m x 2.50m)

OPEN PLAN KITCHEN/DINING AND LIVING ROOM: 19' 8" x 13' 9" (6m x 4.20m) South aspect, comprising three new feature double height PVCU double glazed windows, underfloor heating, sunken spotlights, Pro-Tek laminate flooring, wall mounted heating control panel, laminate work surfaces with cupboards below and matching eye level cupboards, integrated stainless steel single drainer sink unit with mixer tap, inset Bosch four ring induction hob with contemporary extractor fan over, matching integrated twin Bosch oven, matching integrated fridge/freezer, matching integrated dishwasher.

BEDROOM ONE: 19' 8" x 9' 6" (5.99m x 2.9m) North aspect, comprising new PVCU double glazed doors onto Juliet balcony, sunken spotlights, newly fitted carpet, wall mounted heating control panel, storage cupboard.

BATHROOM: 6' 6" x 5' 6" (2m x 1.70m) North aspect, comprising new PVCU double glazed window, panel enclosed bath with a integrated shower over with shower attachment over, hand wash basin with vanity unit below, low flush WC, wall mounted heated towel rail, underfloor heating, Pro-Tek laminate flooring, part tiled walls, sunken spotlights, extractor fan.

Stairs to:

SECOND FLOOR LANDING Comprising newly carpeted flooring, underfloor heating, storage space, door to:

BEDROOM TWO: 13' 1" x 11' 9" (3.99m x 3.58m) South aspect, feature high vaulted ceilings, newly fitted carpet, underfloor heating, sunken spotlights.

BEDROOM THREE/ STUDY: 9' 2" x 6' 6" (2.80m x 2m) North aspect, comprising new PVCU double glazed bi-fold doors out onto feature Terrace, newly fitted carpet, underfloor heating sunken spotlights, door through to:

ENSUITE: 7' 6" x 6' 6" (2.30m x 2m) Comprising shower cubicle benefiting from being fully tiled, low flush WC, hand wash basin with vanity unit below, part tiled walls, Pro-Tek laminate flooring, under floor heating, sunken spotlights.

TERRACE: 16' 4" x 9' 10" (5m x 3m)

DISCLAIMER CGI's may not relate to listed floorplan.

Technology & Electrical

- Virgin super-fast TV cables fitted
- Either BT 1g FTTP or BT 30+ MPS FTTC Broadband providing high speed broadband
- TV points to master bedroom and living room
- LED and low energy lighting to all apartments

Security

- 10 year warranty with Buildzone
- Video entry phone communal door system
- Security lock on apartment door with chain and viewer

Environmental performance

- Underfloor heating throughout with thermostat control
- Energy performance 'A' rated electric boiler and hot water storage
- Energy performance 'A' rated kitchen appliances
- LED Lighting
- High grade insulation throughout

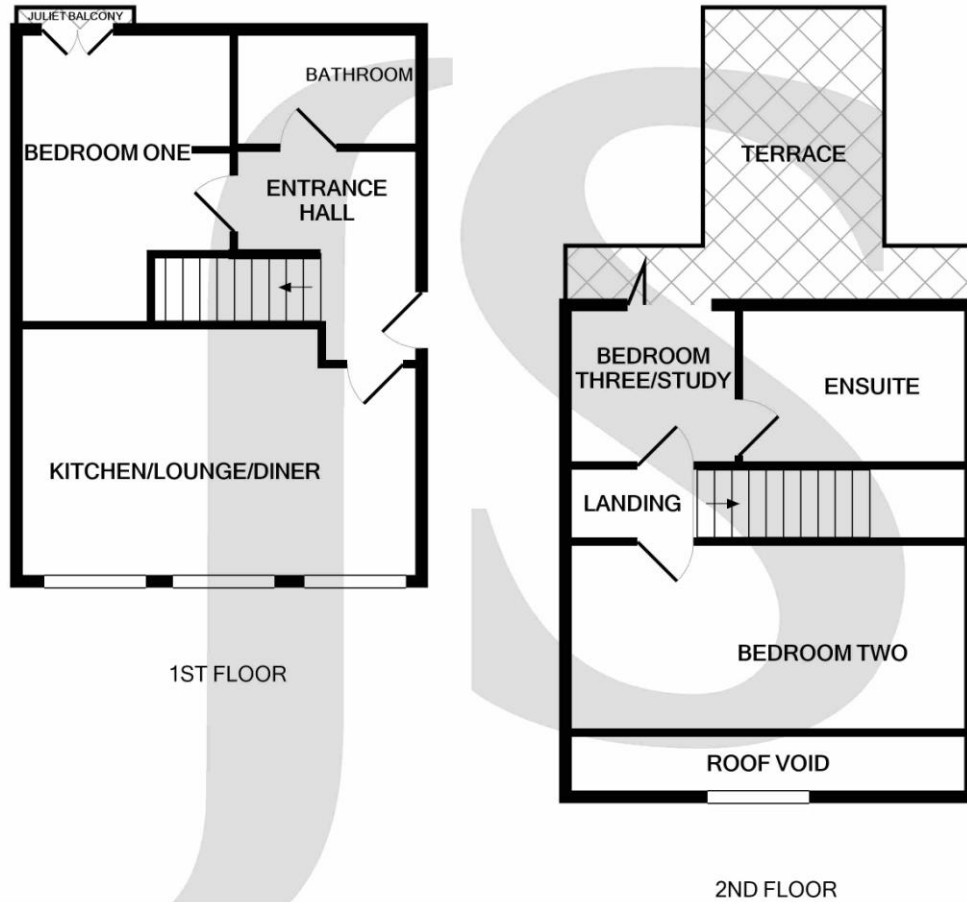
Communal Areas

- Secure doors to entrance lobby
- Postal boxes
- Cycle storage
- Recycling and refuse store

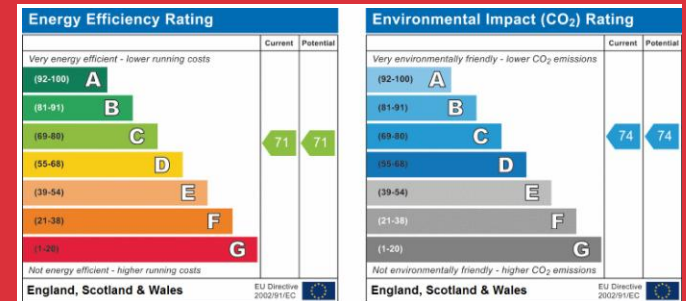
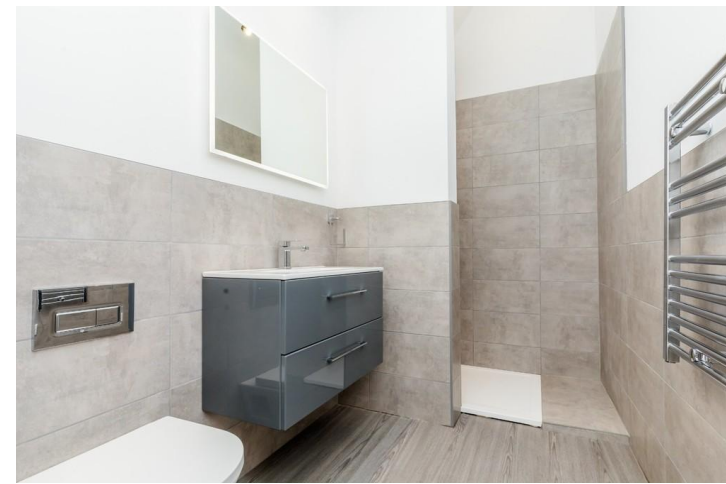
Management and maintenance

- Leasehold with share of freehold
- Maintenance cost expectation available





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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PREDICTED EPC

Property Details:

Floor Area: 1,205 sq ft (112 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band

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.