



Oakland Court | Buckingham Road | Shoreham by Sea | BN43 5TZ  
Offers Over **£150,000**





We are delighted to offer for sale this double bedroom first floor flat situated in this popular warden assisted development benefitting from views over the communal gardens



# Key Features

- One Bedroom
- No Ongoing Chain
- Fitted Shower Room
- Shoreham Town Centre & Station Are Close By
- Views Overlooking Communal Gardens
- Communal Laundry, Lounge & Gardens
- Inspection Is A Must
- Communal Parking
- Guest Room



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

### COMMUNAL ENTRANCE

Security entryphone system, stairs and passenger lift to:-

### FIRST FLOOR

Private front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising wall mounted entryphone system and warden alert pull cord, large storage cupboard with slatted shelving housing wall mounted electric meter.

**SPACIOUS LOUNGE** East aspect benefitting from pleasant views overlooking the communal gardens. Comprising pvcu double glazed bay window, wall mounted Dimplex storage heater, coving, opening to:-

**KITCHEN** Comprising roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit with mixer tap, part tiled splashbacks, space for oven/cooker, space for fridge/freezer, coving.

**DOUBLE BEDROOM** East aspect benefitting from pleasant views overlooking the communal garden. Comprising pvcu double glazed window, wall mounted Dimplex storage heater, built in wardrobe with hanging rail and shelving, coving.

**SHOWER ROOM** Comprising large shower cubicle with grab rail, wall mounted Triton electric shower being fully tiled. Low flush wc, pedestal hand wash basin, wall mounted heated towel rail, wall mounted electric heater, coving, shaver point, extractor fan.

## TENURE

Leasehold

LEASE: 125 years from 1986 - Approximately 88 years remaining

MAINTENANCE: Approximately £2505 per annum

GROUND RENT: Approximately £75 per annum

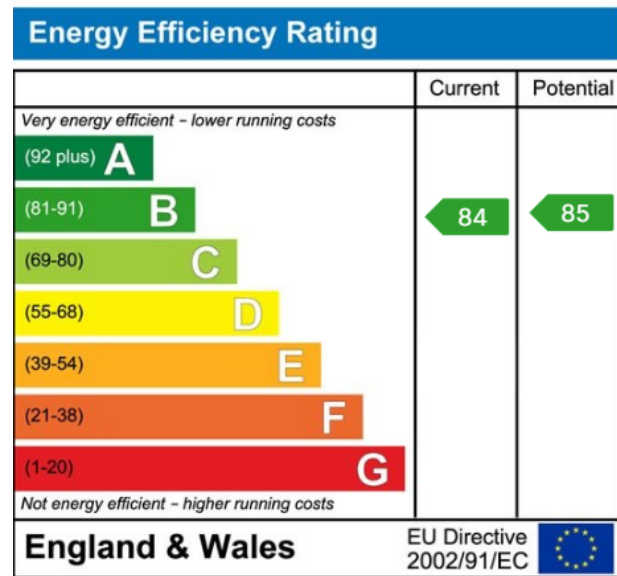
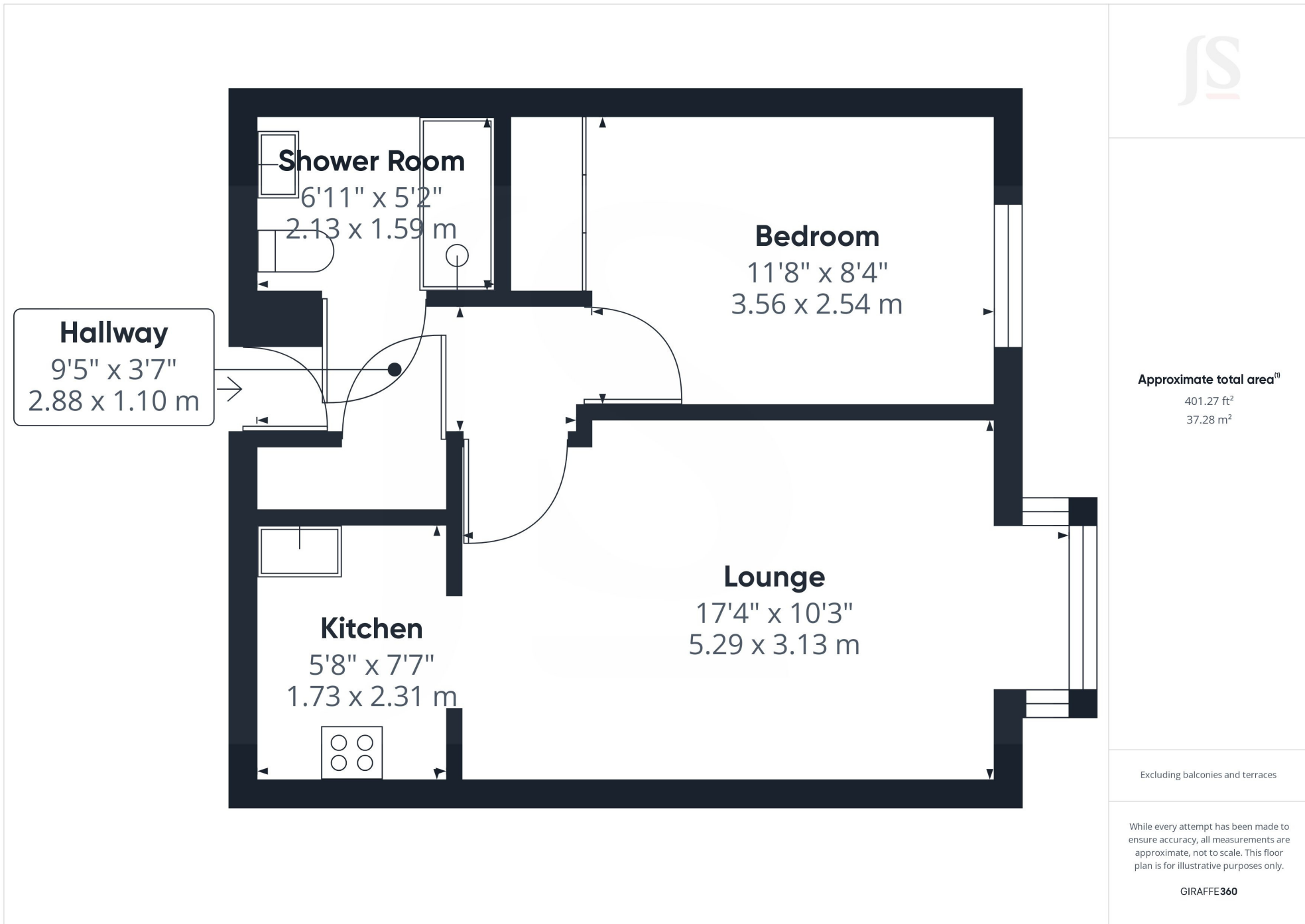
## COMMUNAL FACILITIES

Include lounge, laundry room, gardens and parking - and use of a guest room.

## LOCATION

Conveniently situated within a short walk of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Downs or up the Adur Valley.





## Property Details:

Floor area (as quoted by EPC): 420 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.