



King Charles Place | Shoreham by Sea | BN43 5JH  
Guide Price £300,000



We are delighted to offer for sale this spacious three bedroom ground floor flat with added benefit of separate private entrance in this popular Shoreham Beach Development.



# Key Features

- Three Bedrooms
- Contemporary Family Bathroom
- Open Plan Kitchen/Lounge/Diner
- Private Separate Entrance
- Allocated Parking
- No Onward Chain
- Long Lease
- Popular Shoreham Beach Development
- Use Of Residents Swimming Pool, Gym, Sauna and Bar



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Obscure glass double glazed private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted electric heater, laminate flooring, two light fittings, wall mounted electric fusebox, integrated storage cupboard with hot water tank and shelving.

OPEN PLAN LOUNGE/DINER West aspect. Comprising pvcu double glazed window, two light fittings, laminate flooring, wall mounted electric heater, coving, opening through to:-

DUAL ASPECT MODERN FITTED KITCHEN North & West aspect. Comprising two pvcu double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, tiled splashbacks, inset four ring electric hob with Bosch oven below benefitting from extractor fan over, matching integrated appliances including Bosch washing machine and dryer, Zanussi fridge/freezer and Zanussi slimline dishwasher. Single light fitting, laminate flooring, inset single drainer stainless steel sink unit with mixer tap.

MAIN BEDROOM East aspect. Comprising two pvcu double glazed windows, wall mounted electric heater, laminate flooring, single light fitting, large built in wardrobe with sliding doors having hanging rail and shelving.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, laminate flooring, wall mounted electric heater, single light fitting.

BEDROOM THREE East aspect. Comprising pvcu double glazed window, single light fitting, laminate flooring, wall mounted electric heater.

CONTEMPORARY FAMILY BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower attachment over, extractor fan, fully tiled walls, recessed lighting, heated towel rail, low flush wc, hand wash basin with mixer tap and vanity unit below, vinyl flooring.

## EXTERNAL

ALLOCATED PARKING Bay 1

## TENURE

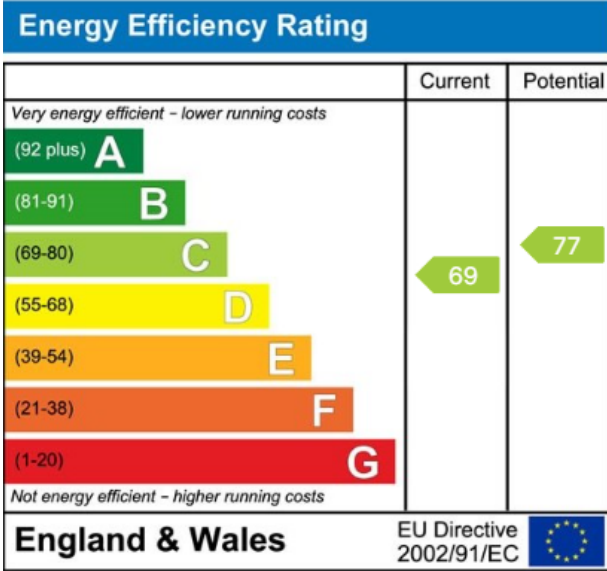
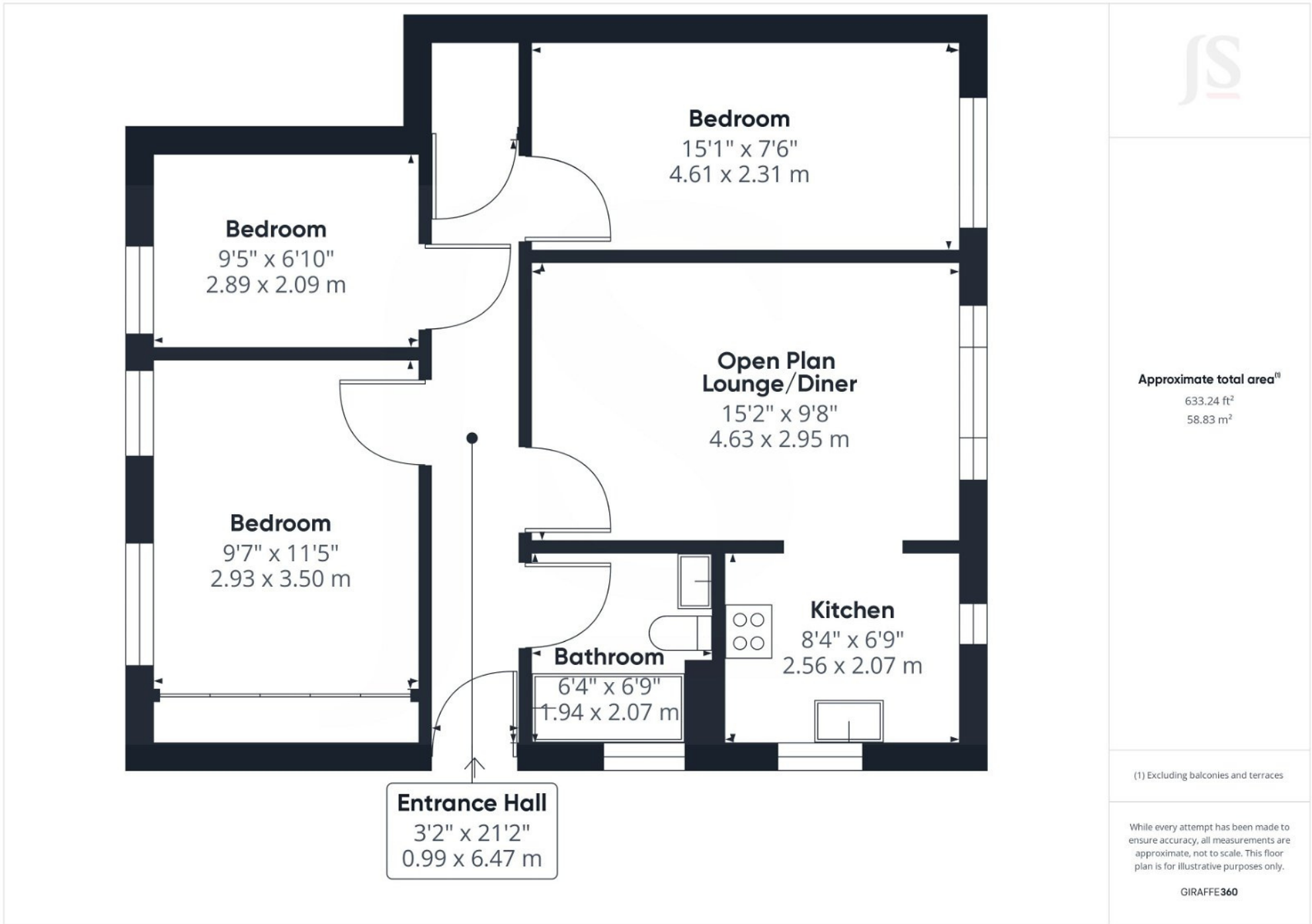
Leasehold  
Lease - 125 years from 1988 - 89 years remaining  
Maintenance: £2014 per annum  
Ground rent: £200 per annum

COMMUNAL FACILITIES Include Swimming pool, gym, sauna, gardens, hot tub, electric charging points, laundry facilities.

## LOCATION

Situated within the Emerald Quay development close to the River Adur with local shops in Ferry Road. There is a footbridge over the River Adur to Shoreham centre with its comprehensive shopping facilities, library, health centre and mainline railway station. The beach is within half-a-mile, whilst pleasant walks can be had along the River and over to the South Downs.





**Property Details:**

Floor area (as quoted by EPC: 710 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.