



Bridges Bank, 63 Old Shoreham Road | Shoreham by Sea | BN43 5TF
£300,000





We are delighted to offer for sale this rare opportunity to acquire this two double bedroom second floor flat forming part of this unique modern development having the benefit of a large garage/workshop



Key Features

- Located In A Detached Block With Only One Other Flat
- Contemporary Open Plan Kitchen Diner
- Open Plan Spacious Lounge
- Modern Shower Room
- Two Double Bedrooms
- Within Easy Reach Of Shoreham Town & Shoreham Station
- Large Garage / Workshop With Mains Light & Power
- Secure Bin Store & Separate Bike Store Integral To Block
- Internal Inspection Is A Must
- On Level Ground



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR

Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted entry phone system, radiator having an attractive wooden surround, airing cupboard with slatted shelving, wall mounted electric fusebox, wall mounted heating control panel.

SPACIOUS OPEN PLAN LOUNGE East aspect. Comprising pvcu double glazed window with fitted blinds, wall mounted contemporary radiator, lvt flooring, two wall mounted lights.

OPEN PLAN KITCHEN / BREAKFAST ROOM West aspect. Comprising pvcu double glazed window, laminate work surfaces with fitted range of cupboards and drawers, inset electric hob with oven below and extractor fan over, inset composite single drainer sink unit with pull out mixer tap, integrated dishwasher, matching integrated fridge / freezer, ceiling mounted directable spotlights.

BEDROOM ONE West aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving, loft hatch access. Door to Shower room.

BEDROOM TWO East aspect. Comprising pvcu double glazed window with fitted blinds, radiator.

MODERN SHOWER ROOM West aspect. Comprising obscure glass pvcu double glazed window, shower cubicle being fully tiled having a contemporary integrated shower with shower attachment, wall mounted heated towel rail, vanity unit with inset hand wash basin and hidden cistern low flush wc, laminate flooring, sunken spotlights, extractor fan, fully tiled walls.

EXTERNAL

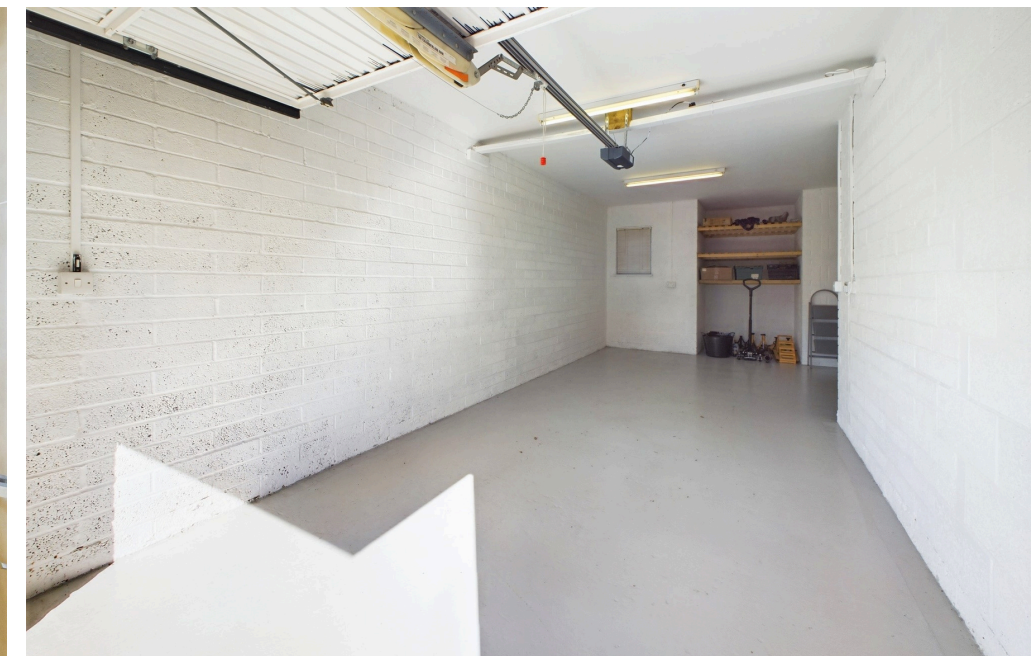
OVERSIZED GARAGE / WORKSHOP Having an up and over door benefitting from power and lighting, housing electric meter.

TENURE

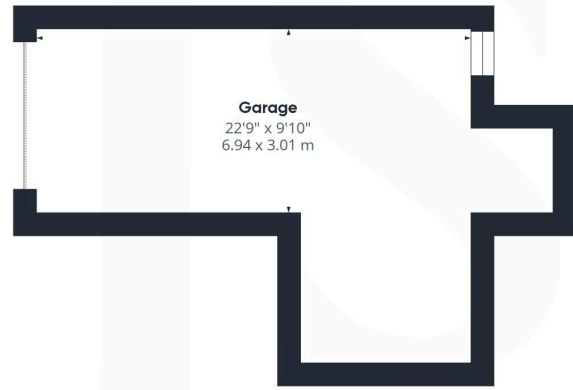
Lease - 125 years from 1st January 2008 - 109 years remaining
Maintenance - £1,432.08 per annum
Ground Rent - £250 per annum

LOCATION

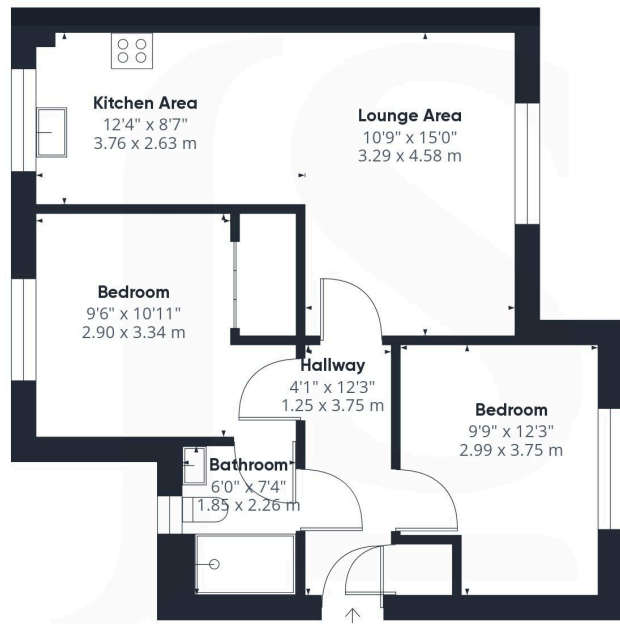
Conveniently situated in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.



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



Floor 0



Floor 1

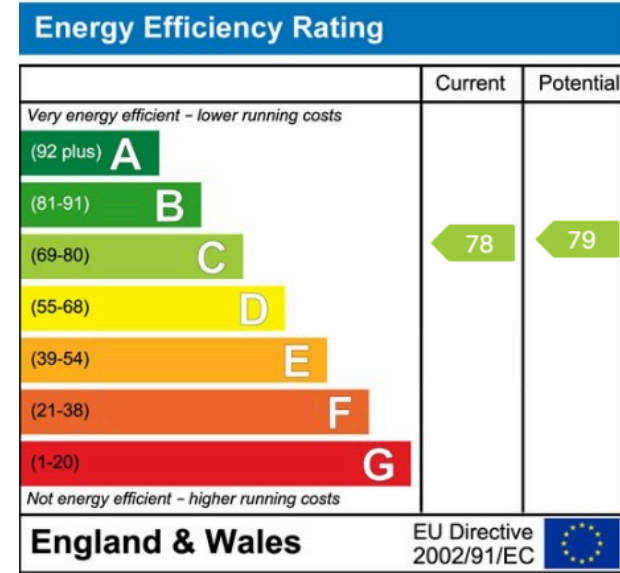


Approximate total area⁽¹⁾
 943.88 ft²
 87.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 635 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.