



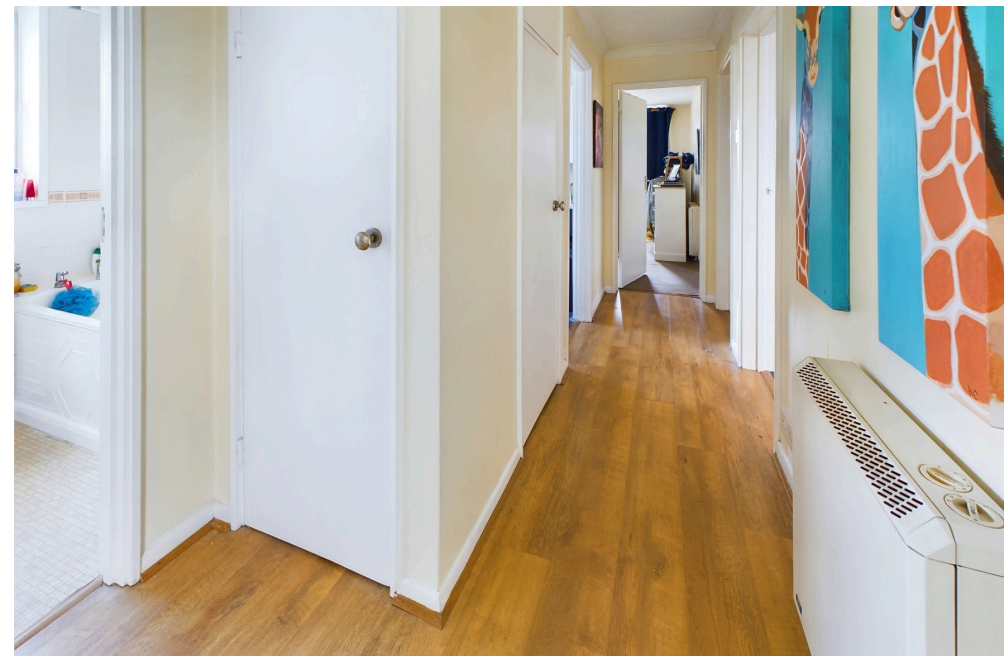
Buckingham Road | Shoreham by Sea | BN43 5UA  
Offer Over £220,000







We are delighted to offer for sale this spacious two double bedroom second floor flat situated within Central Shoreham





# Key Features

- Shoreham Mainline Railway Station Is Within A Short Stroll
- Rooftop Views
- Separate Utility Room
- Ideal Investment Or First Time Buy
- Positioned Within The Heart Of Shoreham
- Two Double Bedrooms
- Spacious Lounge
- Inspection Is Advised

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR Private door through to:-

UTILITY ROOM Comprising two pvcu double glazed windows, vinyl flooring, space and plumbing for washing machine, space for undercounter fridge, space for tumble dryer, door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, electric storage heater, two built in storage cupboards, wall mounted entry phone system.

BATHROOM Comprising obscured glass pvcu double glazed windows, vinyl flooring, fully tiled walls, low flush wc, pedestal hand wash basin, panel enclosed bath with electric shower over.

FITTED KITCHEN Comprising pvcu double glazed window, roll edge laminate work surfaces with range of fitted cupboards and drawers, inset stainless steel single drainer sink unit with mixer tap, inset electric hob with oven below and extractor fan over, space for undercounter fridge.

BEDROOM TWO Comprising two pvcu double glazed windows, vinyl flooring, electric storage heater, single light fitting.

SPACIOUS LOUNGE Comprising pvcu double glazed window, carpeted flooring, electric storage heater, coving, single light fitting.

BEDROOM ONE Comprising two pvcu double glazed windows, carpeted flooring, electric storage heater, single light fitting.

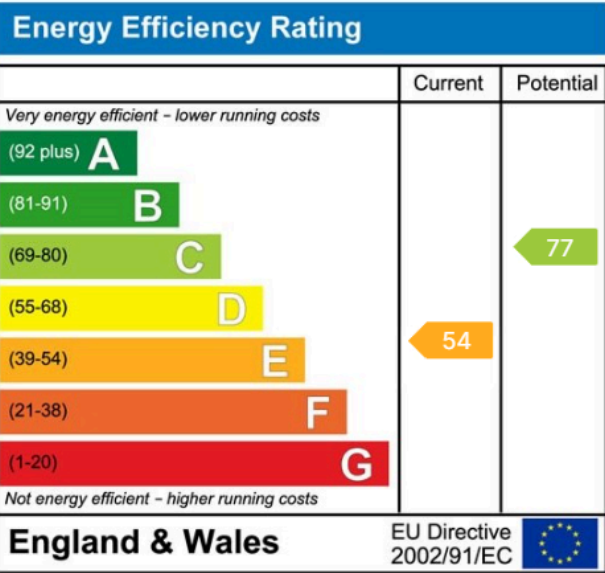
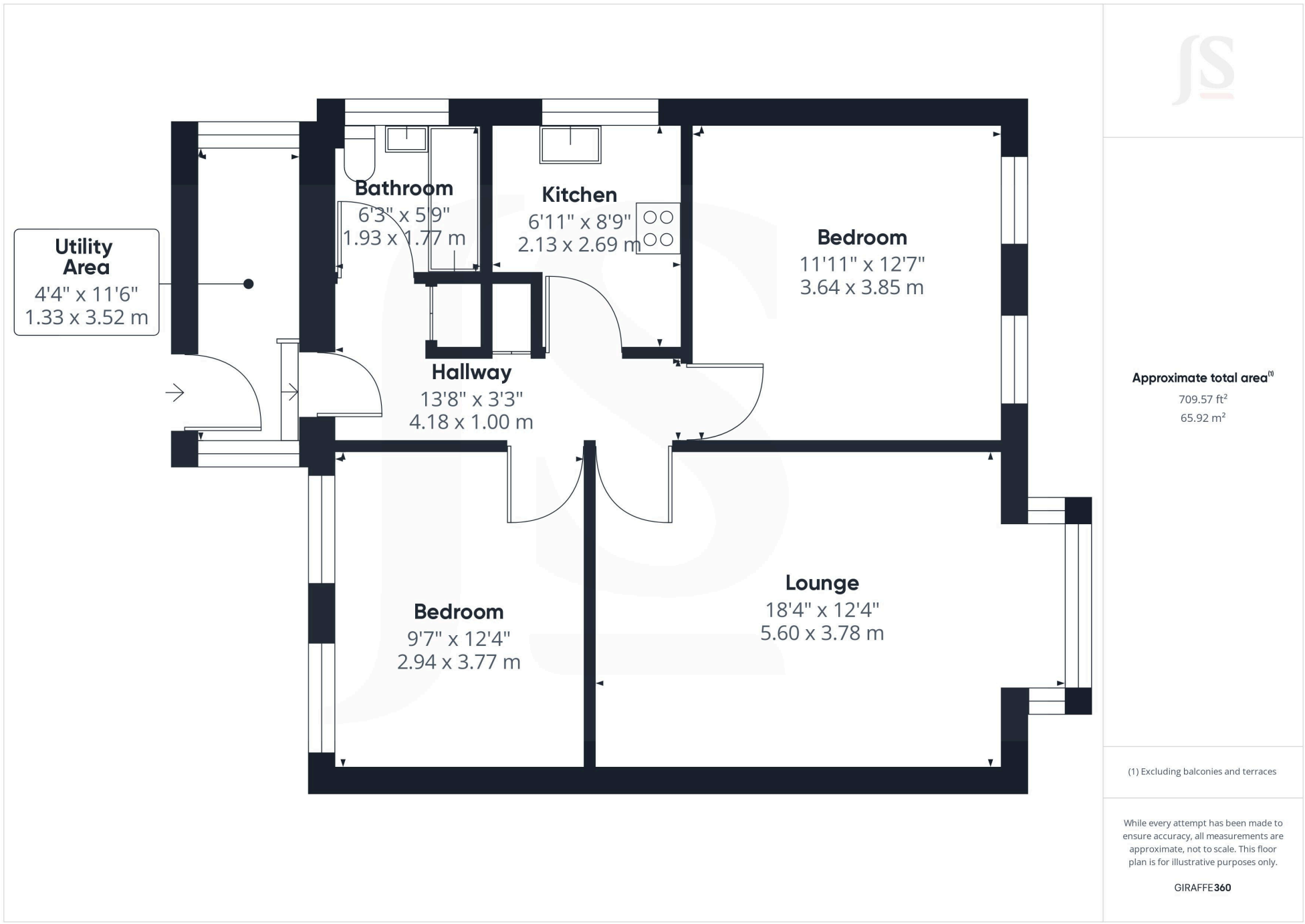
## TENURE

Lease 99 years from 24.3.2020 - Approximately 95 years remaining  
Maintenance: Approximately £650 per annum  
Ground Rent: £125 per annum

## LOCATION

Conveniently situated within a minute or two of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. 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 Down or up the Adur Valley.





**Property Details:**

Floor area (as quoted by EPC: 678 sqft

Tenure: Leasehold

Council tax band: B

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.