



Carrick Walk, Broad Reach Mews | Shoreham by Sea | BN43 5EJ

Offers Over £350,000





We are delighted to offer for sale this spacious two double bedroom third floor apartment benefitting from private balcony with pleasant views over River Adur and distant sea views.



Key Features

- Two Double Bedrooms
- Main Bedroom With Ensuite
- Dual Aspect Lounge/Kitchen/Diner
- Modern Bathroom
- South/East Facing Balcony With River Views And Sea Views
- Allocated Parking
- Long Lease
- Located In The Heart Of Shoreham



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Communal door with entry phone system through to:

COMMUNAL HALLWAY Stairs and passenger lift up to third floor landing, front door through to:

SPACIOUS ENTRANCE HALL Comprising wall mounted entryphone system, carpeted flooring, loft hatch access, radiator, storage cupboard with space and plumbing for washing machine also housing boiler, further storage cupboard.

BATHROOM Comprising tiled flooring, panel enclosed bath with integrated mixer tap and shower attachment, hidden cistern low flush wc, wall hung hand wash basin, part tiled splashbacks, wall mounted storage cupboards, wall mounted ladder style heated towel rail.

OPEN PLAN LOUNGE/KITCHEN/DINER

Kitchen Area: Comprising tiled flooring, roll edge laminate work surfaces with cupboards below, four ring gas hob with oven below and extractor fan over, space for freestanding fridge/freezer, integrated dishwasher, spotlights.

Lounge Area: Comprising pvcu double glazed window, two radiator, spotlights, pvcu double glazed double doors out to: -

BALCONY With views towards Shoreham Town Centre & the River Adur, outside light.

BEDROOM TWO Comprising pvcu double glazed window, carpeted flooring, radiator, built in storage cupboard and open shelving space.

ENSUITE BEDROOM ONE With views towards the River Adur. Comprising pvcu double glazed window, carpeted flooring, radiator, mirror fronted built in wardrobe, door to:-

ENSUITE WET ROOM Comprising walk in shower area being fully tiled and having electric shower with shower attachment, low flush hidden cistern wc, wall hung hand wash basin with mixer tap, ladder style heated towel rail, spotlights, extractor fan

EXTERNAL

COMMUNAL BIKE STORE

ALLOCATED PARKING SPACE Along with visitor permit parking

TENURE

Leasehold

Lease: 980 years remaining

Maintenance: £2440 per annum

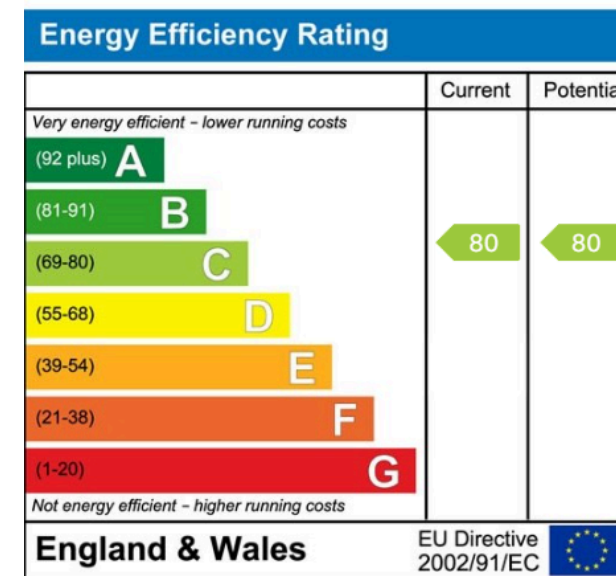
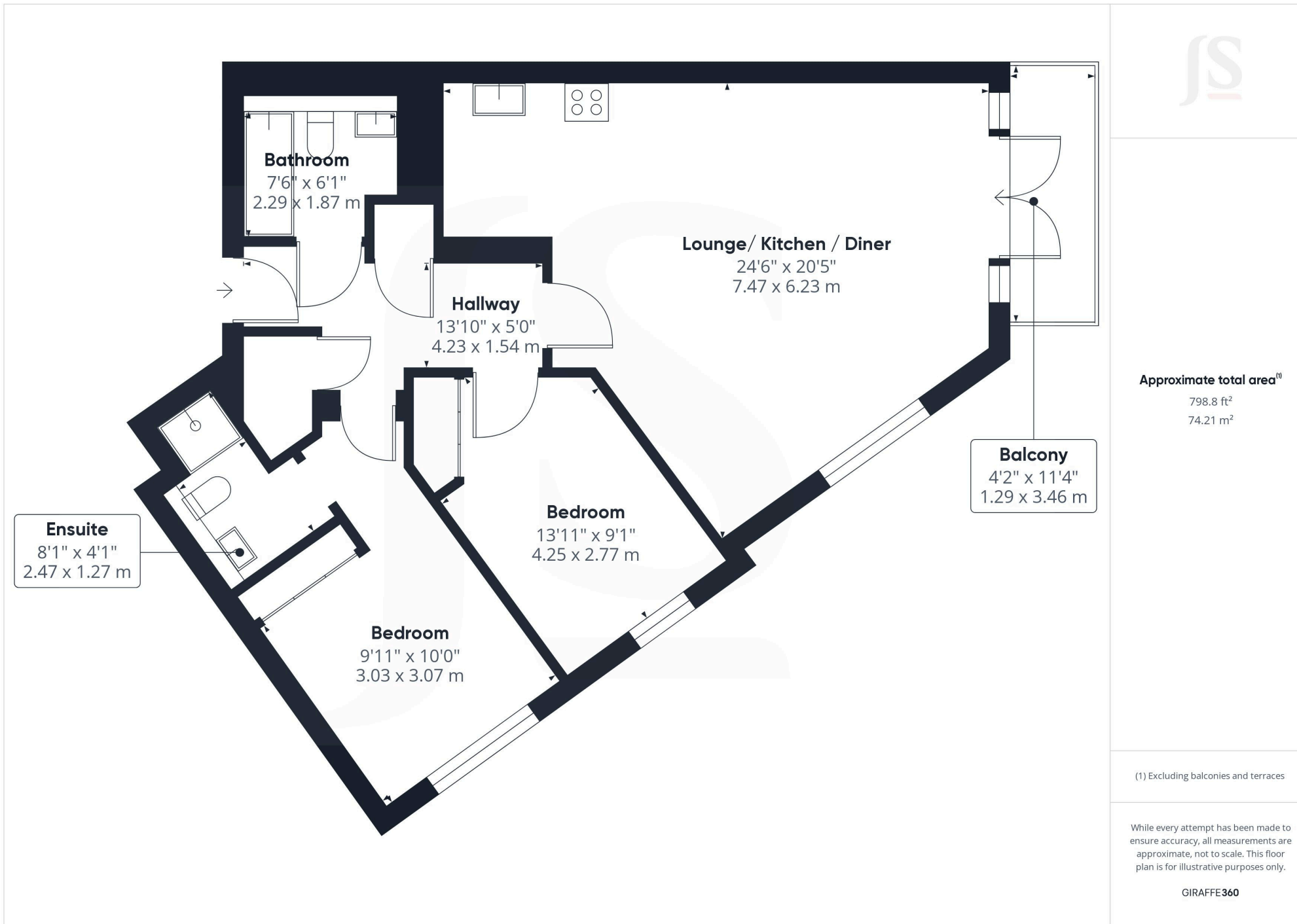
Ground Rent: £250 per annum

LOCATION

Situated in the heart of Shoreham town centre offering a range of cafes, restaurants, shops and local amenities such as the health centre, library. Shoreham mainline train station is within close proximity giving access to Brighton, Worthing and London. As well as the 700 and Brighton and Hove bus service connecting you to Worthing, Steyning, Hove and Brighton. The property benefits from being close to the River Adur walk, whilst Shoreham Beach is only a short walk over the footbridge



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



Property Details:

Floor area (as quoted by EPC: 753 sqft

Tenure: Leasehold

Council tax band: D

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.