



St Marys Close | Shoreham by Sea | BN43 5ZB
Offers Over £325,000





We are delighted to offer for sale this rare opportunity to acquire this very sought after two double bedroom first floor flat forming part of this popular central Shoreham development.



Key Features

- Share Of Freehold
- Two Double Bedrooms
- Views Towards St Mary De Haura Church
- Town Centre Living
- No Ongoing Chain
- Two External Store Cupboards
- Long Lease
- Spacious Lounge
- Sought After Development
- Scope For Improvement



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Private front door through to:-

GROUND FLOOR ENTRANCE HALL Comprising windows, stairs leading upto:-

FIRST FLOOR LANDING Comprising radiator, loft hatch access having useful storage space, sunken spotlights.

SPACIOUS LOUNGE South/West aspect with impressive views towards St Mary De Haura Church. Comprising original sash windows, radiator, feature fireplace.

SPACIOUS KITCHEN North/East aspect. Comprising original sash window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards with recessed lighting, inset one and a half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, provision for washing machine, space for oven/cooker with extractor fan over, wall mounted combination boiler, radiator, cupboard housing modern consumer unit and shelving with cupboard over.

BEDROOM ONE South/West aspect with impressive views towards St Mary De Haura Church. Comprising original sash window, radiator, stripped solid wood flooring, built in wardrobes with hanging rail and shelving.

BEDROOM TWO North/East aspect. Comprising original sash window, radiator, built in wardrobe with cupboard over.

BATHROOM North/East aspect. Comprising obscured glass original sash window, panel enclosed bath with shower attachment over, wall mounted heated towel rail, hand wash basin with vanity unit below, part tiled walls, extractor fan.

TENURE

Share Of Freehold

Lease: 999 years from 1961 - Approximately 936 years remaining

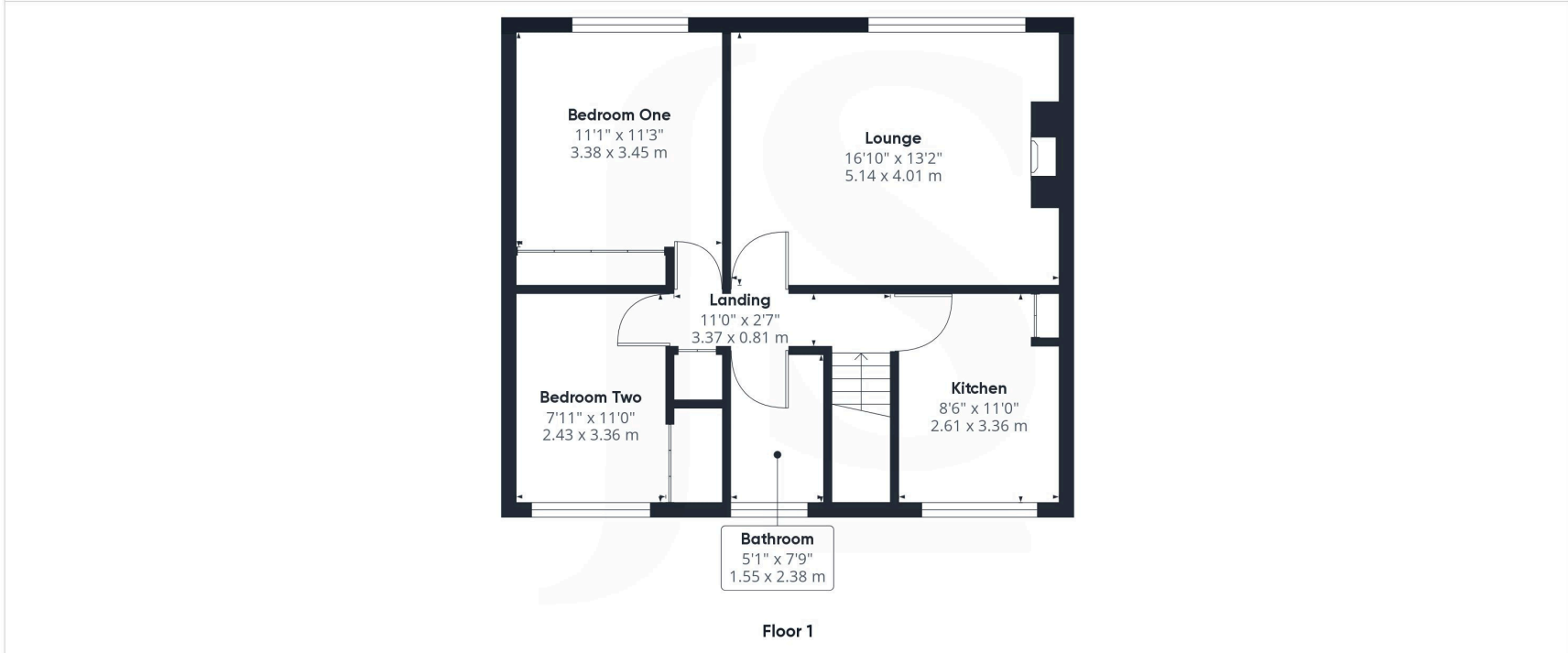
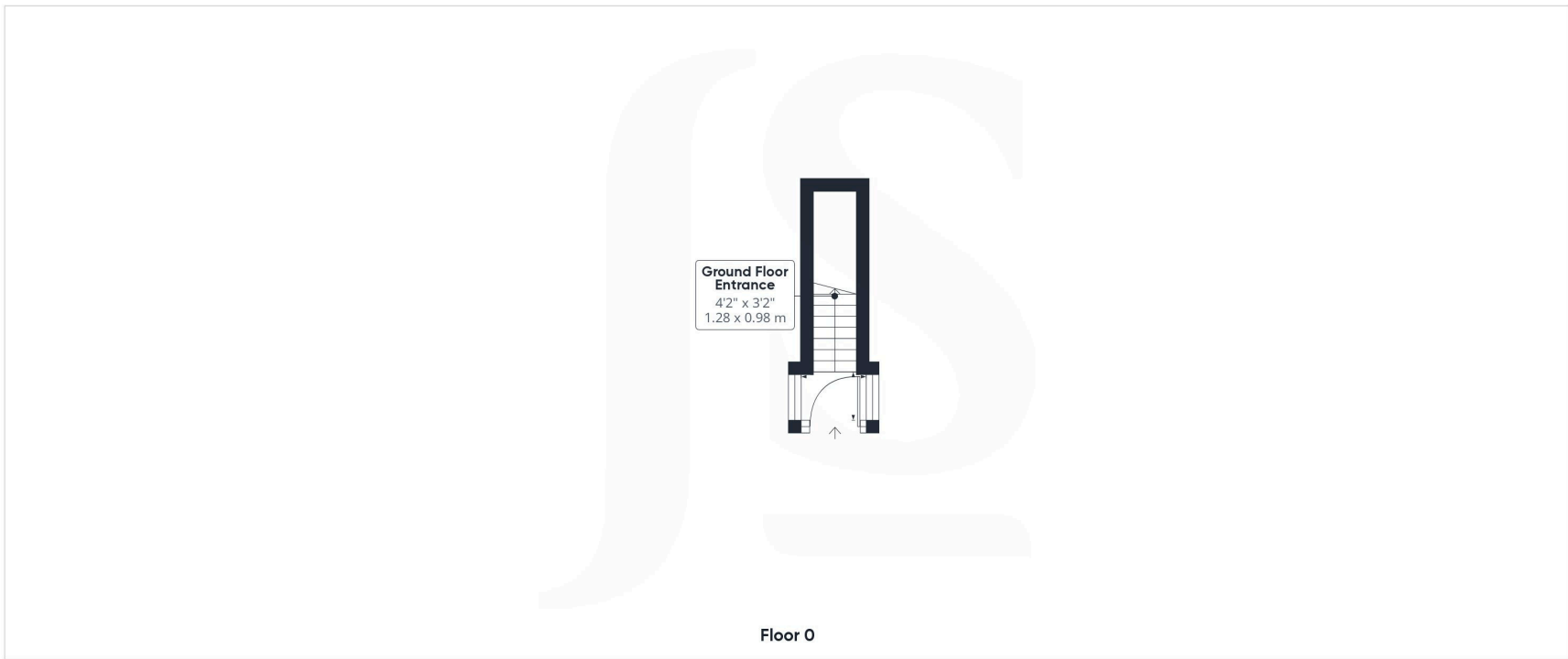
Maintenance: Approximately £1705.98 per annum

Ground Rent : Zero

LOCATION

Conveniently situated adjacent to the magnificent St Mary De Haura Church and close to interesting buildings in the centre of Shoreham, with its comprehensive shopping facilities health centre, library and mainline railway station. There is a footbridge close by over the River Adur to Shoreham Beach.



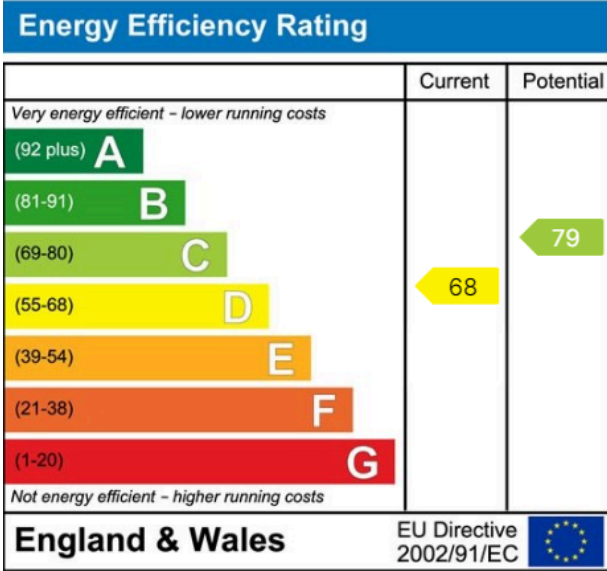


Approximate total area⁽¹⁾
687.81 ft²
63.9 m²

(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): 710 sqft

Tenure: Share Of Freehold

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.