



Brighton Road | Shoreham by Sea | BN43 6RE

Guide Price £175,000



We are delighted to offer for sale this one double bedroom ground floor flat benefitting from a separate entrance situated in close proximity to Shoreham Town Centre.



Property details: Brighton Road | Shoreham by Sea | BN43 6RE

Key Features

- One Double Bedroom
- Ground Floor Apartment
- Open Plan Kitchen/Dining Room
- Fitted Bathroom
- Communal Gardens
- Separate Entrance
- High Ceilings
- No Onward Chain
- Town Centre Location



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Wooden private front door through to:-

OPEN PLAN LOUNGE/KITCHEN/DINER

Double aspect being South and North/West aspect. Comprising wooden double glazed windows and feature arched single glazed windows, tiled flooring leading onto laminate flooring, radiator, two light fittings, recessed lighting,

Kitchen Area: Roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, four ring gas hob with oven below and extractor fan over, wall mounted Ideal combination boiler, space and provision for washing machine and fridge.

Door leading through to: - INTERNAL HALLWAY Comprising single light fitting, ceiling mounted smoke detector, electric fusebox, shelving, laminate flooring.

DOUBLE BEDROOM North/West aspect. Comprising wooden double glazed sash windows, radiator, carpeted flooring, single light fitting.

FITTED BATHROOM Comprising panel enclosed bath with integrated shower attachment over, extractor fan, part tiled walls, pedestal hand wash basin with mixer tap and tiled splashbacks, low flush wc, tiled flooring, recessed lighting, heated towel rail.

EXTERNAL

COMMUNAL GARDEN

TENURE

Lease: 110years from 25th Nov 2011 - approx 97 years remaining

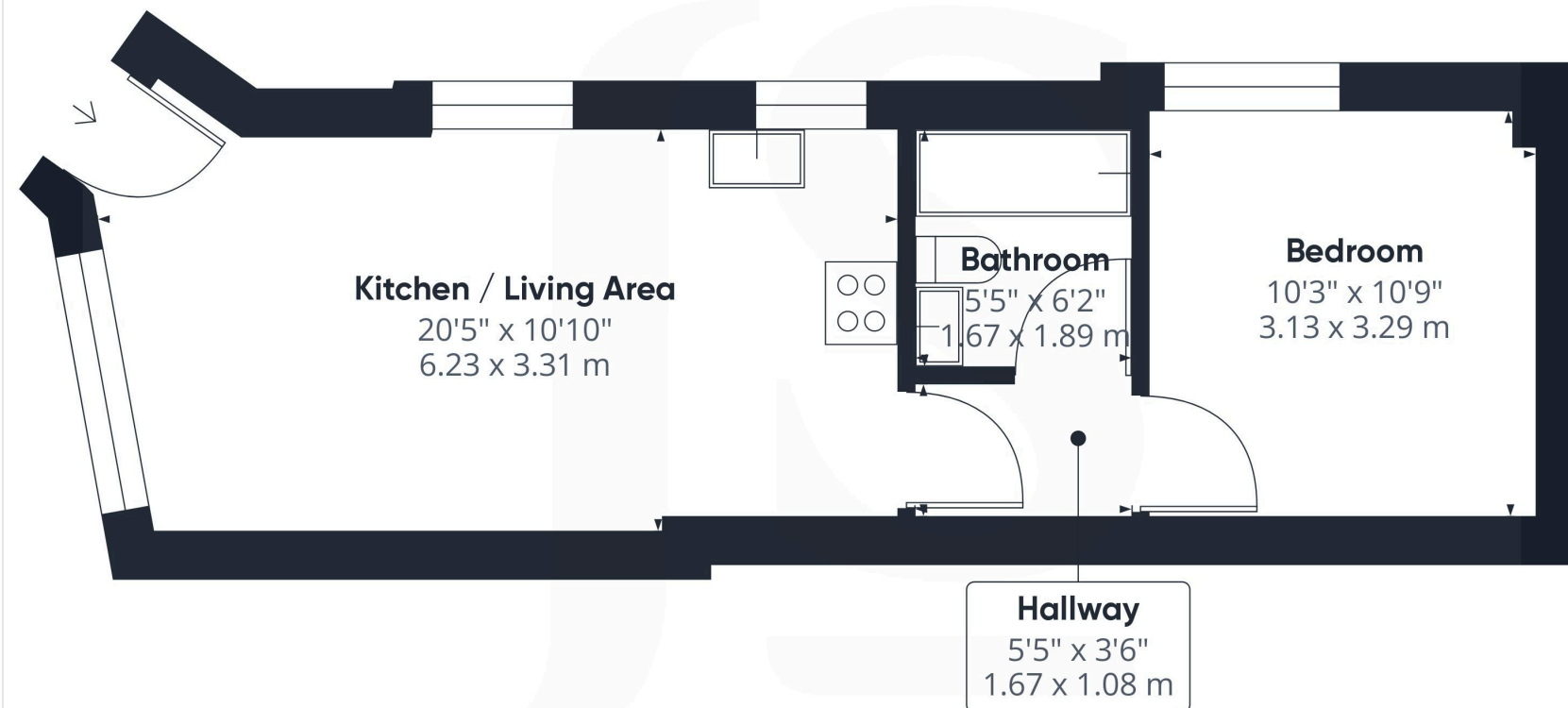
Maintenance: £1614.60 per annum

Ground Rent: £394.69 per annum

LOCATION

Situated in an up and coming area of Brighton Road having coffee shops and cafes nearby with future plans for a Riverside cycle path linking Brighton to Shoreham - the main 700 bus route from Littlehampton to Brighton is also on the doorstep giving access to all parts of the town and its surrounding areas. The centre of Shoreham is within walking distance with other local independent shops, bars and restaurants on the High Street & East Street, also having the mainline Railway Station being easily accessible.



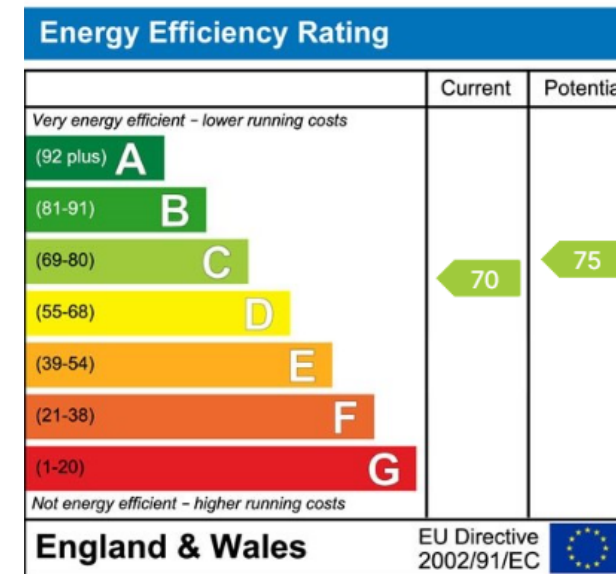


Approximate total area⁽¹⁾
389.65 ft²
36.2 m²

(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: 377 sqft)

Tenure: Leasehold

Council tax band: A

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.