



Cheyne Court, Rectory Road | Shoreham by Sea | BN43 6EB

Offers Over £200,000



We are delighted to offer for sale this spacious two double bedroom top floor apartment situated within this desirable location



Property details: Cheyne Court, Rectory Road | Shoreham by Sea | BN43 6EB

# Key Features

- Two Double Bedrooms
- Dual Aspect Main Bedroom
- Spacious Lounge
- Top Floor Apartment
- South Facing Kitchen
- Garage In Compound
- Inspection Advised
- Remainder Of 999 Year Lease



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs up to:-

SECOND FLOOR Private front door into:-

SPACIOUS ENTRANCE HALL Comprising wall mounted telephone entry system, single light fitting, ceiling mounted smoke detector, two storage cupboards housing meters and hot water cylinder, wall mounted electric heater.

LOUNGE North aspect. Comprising pvcu double glazed window, original floorboards, single light fitting, wall mounted electric heater, various power points.

KITCHEN South aspect. Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, pvcu double glazed windows, single light fitting, space and provision for freestanding electric oven cooker with extractor fan over, space and provision for fridge/freezer, space and provision for washing machine.

DUAL ASPECT BEDROOM ONE North and West aspect. Comprising pvcu double glazed windows benefitting from distant download views, original floorboards, single light fitting, wall mounted electric heater, fitted in wardrobes with hanging rails and shelving, various power points.

BEDROOM TWO West aspect benefitting from distant downland views. Comprising pvcu double glazed window, wall mounted electric heater, single light fitting, fitted wardrobes with hanging rail and shelving.

BATHROOM South aspect. Comprising obscure glass pvcu double glazed windows, original floorboards, panel enclosed bath with electric Mira shower over, pedestal hand wash basin, low flush wc, heated towel rail, single light fitting.

## EXTERNAL

GARAGE In nearby compound.

## TENURE

Leasehold

LEASE: Remainder of 999 year lease from 1960 - Approximately 934 years remaining

MAINTENANCE: £1681.12 per annum

GROUND RENT: Zero

## LOCATION

Conveniently situated on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the east and west respectively, various buses run from nearby stops serving the surrounding area and beyond, with the coastline service a short walk away on the A259 Brighton Road.



To book a viewing contact us on: 01273 441341 | [shoreham@jacobs-steel.co.uk](mailto:shoreham@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



(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



Floor area (as quoted by floorplan): 588.74 sqft

Tenure: Leasehold

Council tax band: B

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA  
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



**jacobs | Steel**