



New Road | Shoreham by Sea | BN43 6RA

Offers Over £260,000



We are delighted to offer for sale this rare opportunity to acquire this spacious two bedroom ground floor apartment with South facing garden.



Property details: New Road | Shoreham by Sea | BN43 6RA

# Key Features

- Two Bedrooms
- South Facing Rear Courtyard Garden
- South Facing Kitchen / Lounge
- Dual Aspect Main Bedroom
- Modern Fitted Bathroom
- Utility Cupboard
- Viewing Advised
- Town Centre Location



2 Bedrooms



1 Bathroom



1 Reception Room

## INTERNAL

Communal front door through to:-

COMMUNAL ENTRANCE HALL Comprising stairs down to private front door opening to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, recess lighting, wall mounted telephone entry system, door through to:-

UTILITY ROOM / CUPBOARD Comprising shelving, wall mounted electric fuse box, single light fitting with directable spotlights, space and provision for washing machine.

MODERN FITTED OPEN PLAN KITCHEN / LOUNGE South aspect.

Kitchen area: Comprising laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring Lamona electric hob with oven below and extractor fan over, fully tiled walls, inset one and a half bowl stainless steel sink unit with mixer tap, laminate flooring, space and provision for fridge, single light fitting with directable spotlights, breakfast bar with seating for three.

Lounge area: Comprising pvcu double glazed bay window with double doors leading out onto feature Courtyard, carpeted flooring, radiator, single light fitting.

DUAL ASPECT BEDROOM ONE East and South aspects. Comprising double glazed wooden sash windows, pvcu double glazed door leading to feature Courtyard, laminate flooring, two light fittings, radiator, fitted cupboard housing wall mounted combination boiler, fitted wardrobes with hanging rails and shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed windows, carpeted flooring, radiator, single light fitting, fitted storage cupboards with shelving.

MODERN FITTED BATHROOM Comprising panel enclosed bath with integrated shower attachment over benefitting from fully tiled walls, low flush wc, hand wash basin with mixer tap and tiled splash backs having vanity unit above, wall mounted heated towel rail, tiled flooring, extractor fan, single light fitting.

## EXTERNAL

SOUTH FACING FEATURE COURTYARD Stepping out onto decking benefitting from an outside tap, wall mounted light, timber built storage shed.

## TENURE

Leasehold

LEASE: 125 Years from Dec 2003 - Approximately 103 years remaining

MAINTENANCE: Approximately £1089.36 per annum

GROUND RENT: Approximately £100 per annum

## LOCATION

Conveniently situated on level ground with St Mary De Haura Church in the centre of Shoreham being close by, along with comprehensive shopping facilities, health centre, library and mainline railway station. Bus stop with direct links to Worthing and Brighton is within a few minutes walk away. The property is also close to the footbridge over the River Adur to Shoreham Beach, and has Sussex Yacht Club opposite to the south side. Brighton and Worthing are both approximately 6 miles to the east and west respectively.



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)

