



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

Offers Over £300,000





We are delighted to offer for sale this two bedroom ground floor apartment in this popular Central Shoreham development



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

Key Features

- Two Double Bedrooms
- Secure Gated Allocated Parking Space
- Spacious Open Plan Lounge/Kitchen
- Ground Floor Apartment
- Communal Bike Store
- Short Walk To Shoreham High Street
- Main Bedroom With Ensuite
- No Ongoing Chain
- Remainder Of 999 Year Lease



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted telephone entry system, storage cupboard having shelving and also housing boiler, further storage cupboard having space and provision for washing machine/tumble dryer, also housing alarm, meters, fuse board and shelving.

OPEN PLAN KITCHEN/LOUNGE/DINER East aspect. Comprising pvcu double glazed windows.

Lounge area: Comprising carpeted flooring, single pendant light fitting.

Kitchen/Dining Area: Comprising double radiator, roll edge laminate work surface with matching base and eye level cupboards, part tiled splashback, inset one and a half bowl sink and drainer unit with chrome mixer tap, integrated appliances include Hotpoint dishwasher, Bosch oven, Bosch four ring gas hob, Bosch stainless steel extractor fan. Space for freestanding fridge/freezer. Tiled flooring.

BEDROOM ONE West aspect. Comprising pvcu double glazed window, single radiator, single pendant light fitting, built in wardrobe with sliding mirrored doors having hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM Comprising tile enclosed shower cubicle with glass shower screen, low flush wc, wall mounted hand wash basin, chrome heated towel rail, recessed spotlights, extractor fan.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, double radiator, single pendant light fitting.

BATHROOM Comprising panel enclosed bath with integrated shower over, wall mounted hand wash basin, low flush wc, part tiled walls, chrome heated towel rail, recessed spotlights, extractor fan.

EXTERNAL

ALLOCATED PARKING SPACE Accessed via secure gates

TENURE

Leasehold

LEASE: 999 Years from 1st January 2004 - Approximately 977 years remaining

MAINTENANCE: Approximately £2400 per annum

GROUND RENT: Approximately £125 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

