



## Broad Reach Mews, Shoreham by Sea

Offers Over **£280,000**





**Property Type:** Ground Floor Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** D

- 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

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

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.







**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.

**ALLOCATED PARKING SPACE** Accessed via secure gates

## TENURE

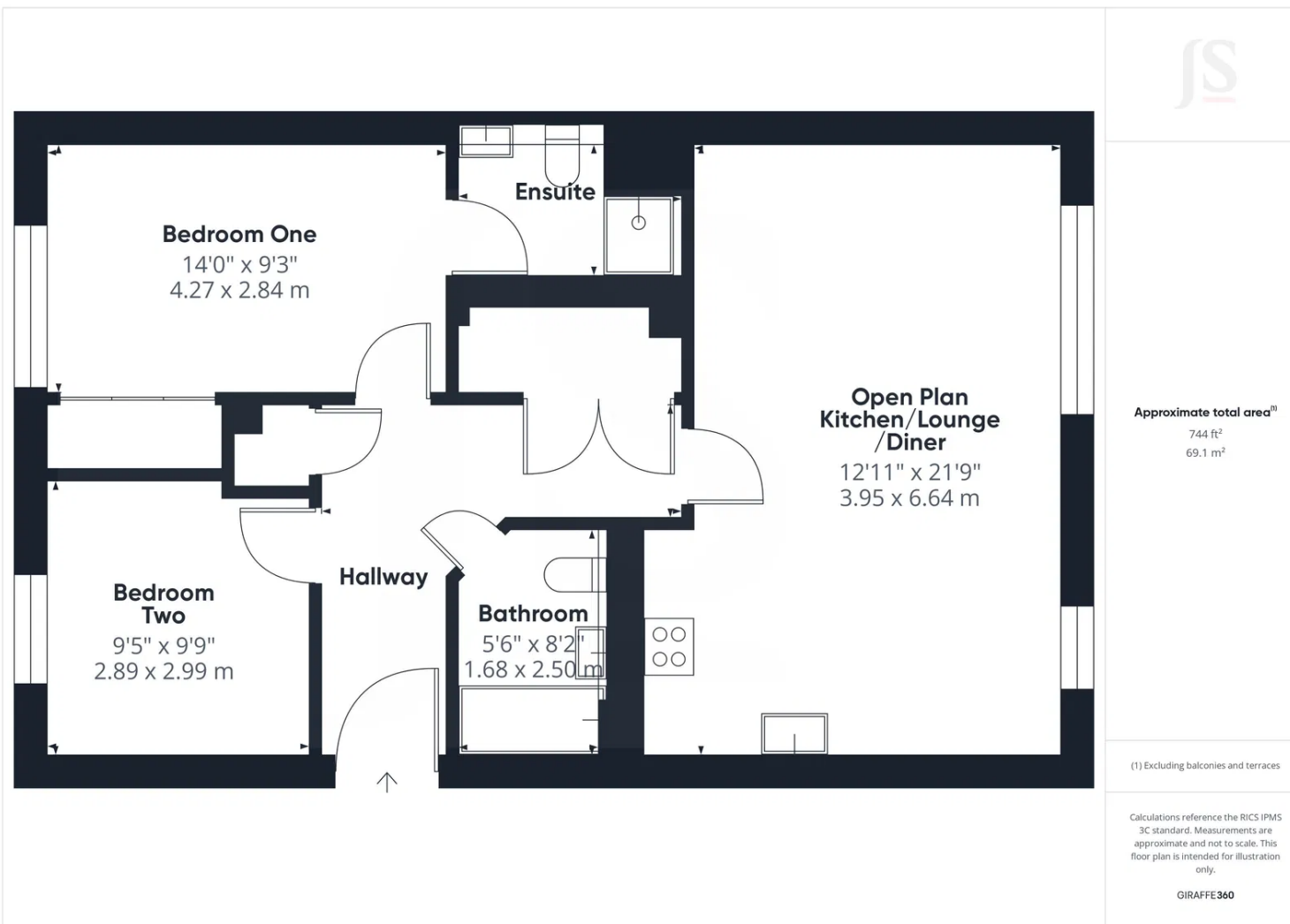
Leasehold

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

MAINTENANCE: Approximately £2400 per annum

GROUND RENT: Approximately £125 per annum





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.