



Anchor Close, Shoreham By Sea
£270,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Council Tax Band: C

- Top Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space and Garage In Nearby Compound
- Dual Aspect Open Plan Lounge / Dining Room
- Two Bathrooms (One Ensuite)
- Separate Kitchen
- No Onward Chain
- Direct River Adur Views
- Gated Development
- Long Lease and Low Maintenance

We are delighted to offer for sale this two bedroom second floor apartment in this popular gated Riverside development with added benefit of garage in nearby compound and direct river Adur views.



Conveniently situated in the popular Shoreham Beach area, close to River Adur and the foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.



COMMUNAL ENTRANCE Stairs leading to:-

SECOND FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising loft hatch access, wall mounted telephone entry system, single light fitting, carpeted flooring, built in storage cupboard with slatted shelving and radiator.

BEDROOM TWO North aspect benefitting from direct river views and distant downland views. Comprising pvcu double glazed window, radiator, coving, single light fitting, built in wardrobes with hanging rails and shelving.

BEDROOM ONE North aspect benefitting from direct river views and distant downland views. Comprising pvcu double glazed window, coving, radiator, built in wardrobe, light fitting.

ENSUITE SHOWER ROOM Comprising step in shower cubicle with an integrated shower attachment benefitting from fully tiled walls, pedestal hand wash basin, low flush wc, radiator, fully tiled walls, laminate flooring, single light fitting, extractor fan.

BATHROOM South aspect. Comprising obscure pvcu double glazed window, panel enclosed bath with an integrated shower attachment over, pedestal hand wash basin, low flush wc, radiator, light fitting, laminate flooring, fully tiled walls.

KITCHEN South aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset composite sink unit with drainer board and mixer tap, inset four ring gas hob with oven below and extractor fan over, integrated washer/dryer, space and provision for fridge/freezer, laminate flooring, light fitting, wall mounted Glow Worm combination boiler (Installed in 2024).

DUAL ASPECT LOUNGE / DINING AREA North and South aspect benefitting from direct river views and distant downland views. Comprising pvcu double glazed windows and pvcu double glazed double doors, radiator, two single light fittings, electric fire with attractive hearth surround, carpeted flooring.

GARAGE Benefitting from having an up and over door.

ALLOCATED PARKING SPACE

TENURE

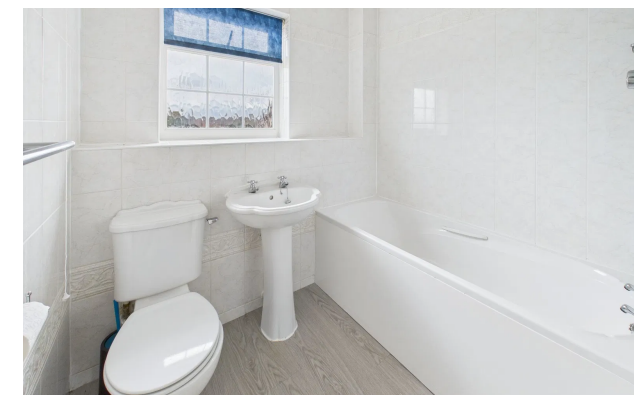
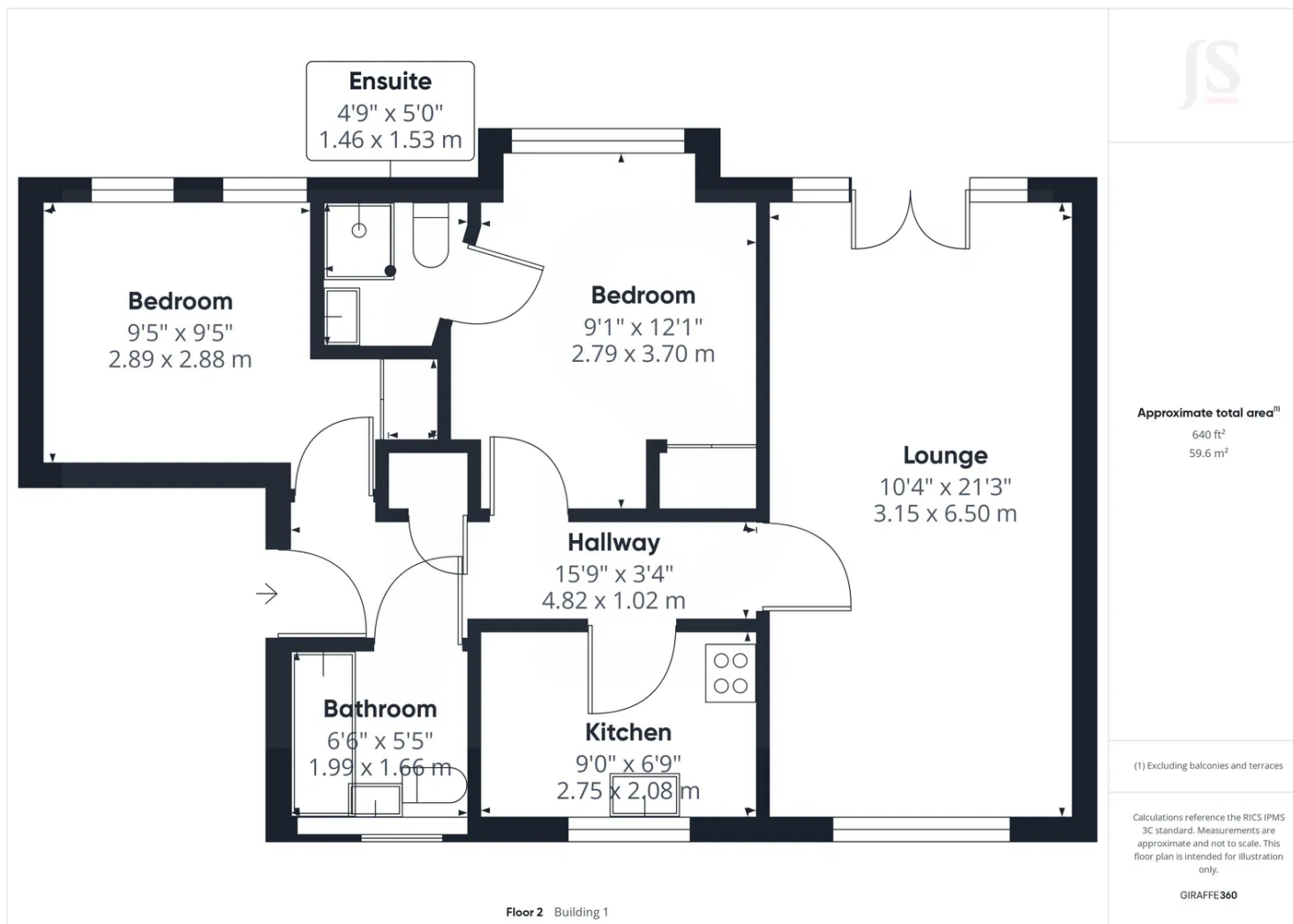
LEASEHOLD

Lease - 999 years from 1 January 2000

Maintenance - Approximately £960 per annum

Ground Rent - Approximately £150 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.