



## Brighton Road, Shoreham by Sea

Offers Over **£270,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** C

- Third Floor Apartment
- Two Double Bedrooms
- Private Balcony
- Open Plan Lounge / Kitchen / Dining Room
- Remainder Of 10 Year New Build Guarantee
- Modern Fitted Kitchen
- Spacious Bathroom
- Town Centre Location
- Allocated Parking
- No onward Chain

We are delighted to offer for sale this spacious two double bedroom third floor apartment situated in this modern development with added benefit of allocated parking.



Situated in Shoreham town centre within walking distance of local independent shops, bars and restaurants on East Street along with Shoreham by Sea Railway Station with trains direct to London Victoria. The main 700 bus route from Littlehampton to Brighton is also on the doorstep giving access to all parts of the town and its surrounding areas.



Coded security telephone entry system to communal front door:-

**COMMUNAL HALLWAY** With stairs and passenger lift leading to:-

**THIRD FLOOR** Private front door leading into:-

**SPACIOUS ENTRANCE HALL** Comprising laminate flooring, single light fitting, radiator. Door to walk in storage cupboard, single light fitting, wall mounted Switch hot water tank, fuseboard.

**OPEN PLAN LOUNGE / KITCHEN / DINING AREA** North aspect.

Kitchen area: Comprising square edge laminate worksurfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, integrated appliances include fridge/freezer, dishwasher, washing machine. Recessed lighting, laminate flooring, radiator.

Lounge area: Comprising laminate flooring, recess lighting, wall mounted heating control panel, pvcu double glazed window, pvcu double glazed sliding door out to:-

**BALCONY** With glass balustrade having distant downland views.

**BEDROOM TWO** North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

**BEDROOM ONE** North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

**MODERN BATHROOM** Comprising panel enclosed bath with shower attachment benefitting from tiled walls, pedestal hand wash basin with mixer tap, tiled splashback, low flush wc, wall mounted heated towel rail, tiled flooring, recess lighting, extractor fan, shaver point.

## TENURE

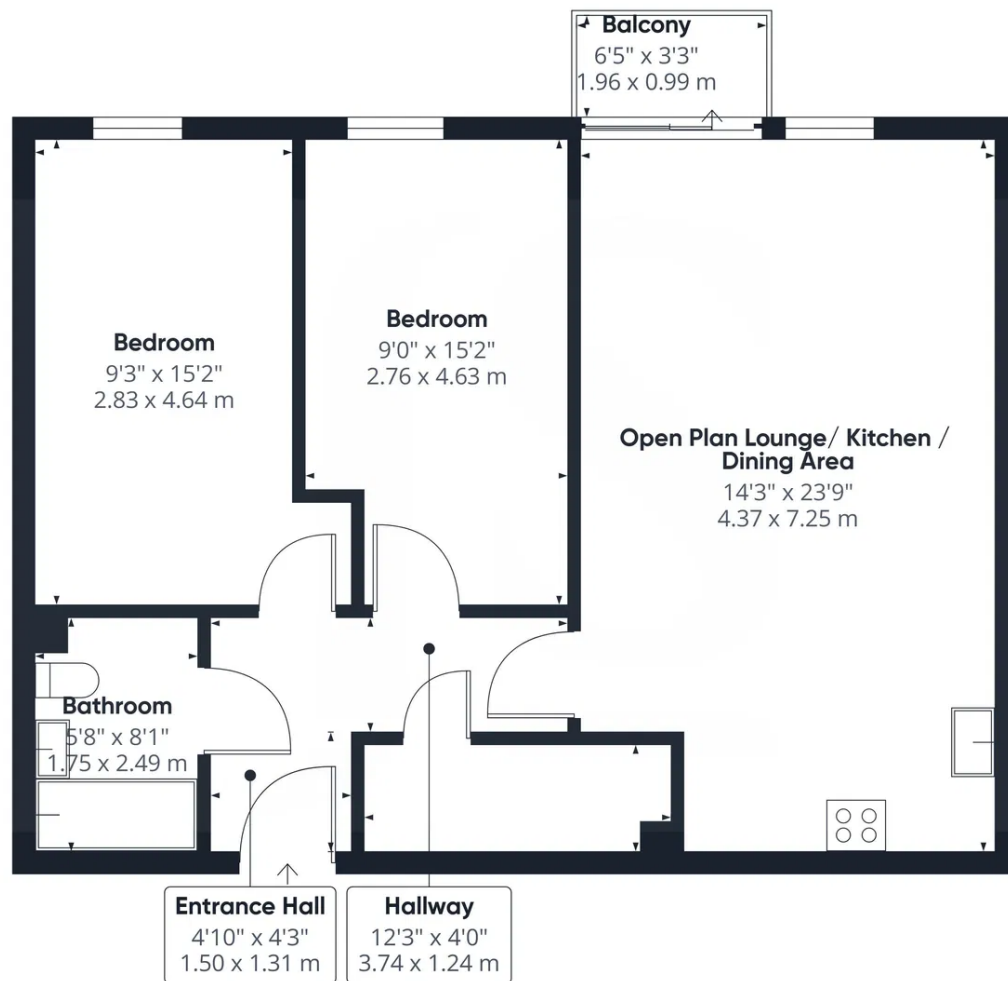
LEASEHOLD

LEASE: 125 years from and including 1 November 2018

MAINTENANCE: Approximately £2697.14 Per Annum

GROUND RENT: Approximately £200 Per Annum





**Approximate total area<sup>m</sup>**

775 ft<sup>2</sup>  
72 m<sup>2</sup>

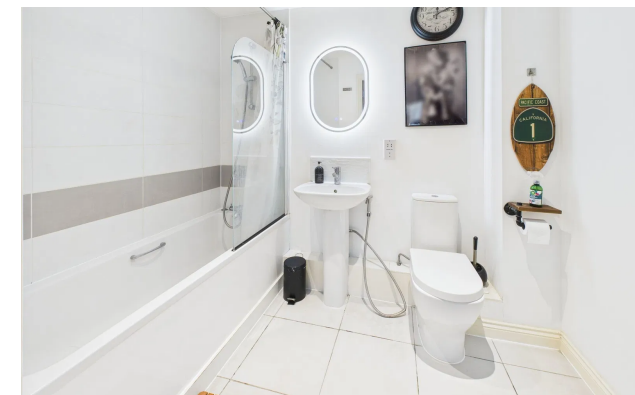
**Balconies and terraces**

20 ft<sup>2</sup>  
1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (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 |                         |           |
| 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.