



Southdown Road, Shoreham by Sea

Offers Over **£300,000**



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedroom Ground Floor Flat
- Well Presented Throughout
- Modern Fitted Kitchen
- Spacious South Facing Lounge
- South Facing Balcony
- Contemporary Shower Room
- Allocated Parking
- Long Lease And Low Maintenance
- Central Shoreham Location
- Vendor Suited

We are delighted to offer for sale this spacious two double bedroom ground floor flat situated in this popular Central Shoreham with added benefit of allocated parking.



Conveniently situated in central Shoreham being within easy walking distance of the town centre and its amenities, including library, health centre, comprehensive shopping facilities, and mainline railway station.



COMMUNAL ENTRANCE Door entryphone system.

COMMUNAL HALLWAY Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising lvt flooring, contemporary light fittings, two storage cupboards, contemporary old school style electric radiator.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, lvt flooring, storage cupboard, wall mounted old school style electric radiator, single light fitting.

LOUNGE Comprising pvcu double glazed window, lvt flooring, wall mounted upstanding old school style electric radiator, modern fitted light fitting. Pvcu double glazed door out to:

SOUTH FACING BALCONY Having frost glass balustrade, tiled flooring, space for bistro table and chairs, having pleasant views over the communal gardens.

MODERN FITTED KITCHEN North aspect. Comprising pvcu double glazed window, wood effect laminate work surface with cupboards and drawers below, matching eye level cupboards, inset stainless steel butler style sink with mixer tap, four ring gas hob with extractor fan over, built in eye level oven and microwave, integrated fridge/freezer, separate worktop area with storage below, part tiled walls, contemporary light fitting, lvt flooring, contemporary old school style electric radiator.

CONTEMPORARY SHOWER ROOM North aspect. Comprising obscure glass pvcu double glazed window, walk in shower with integrated shower and shower attachment, low flush wc, contemporary wall mounted heated towel rail, modern circular bowl sink uni set into vanity unit with storage, majority tiled walls, tiled flooring, two ceiling mounted light fittings.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, lvt flooring, single light fitting, contemporary old school style electric radiator.

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

TENURE

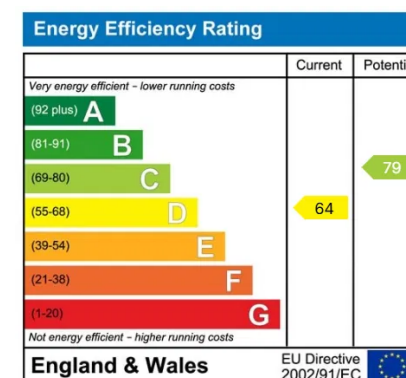
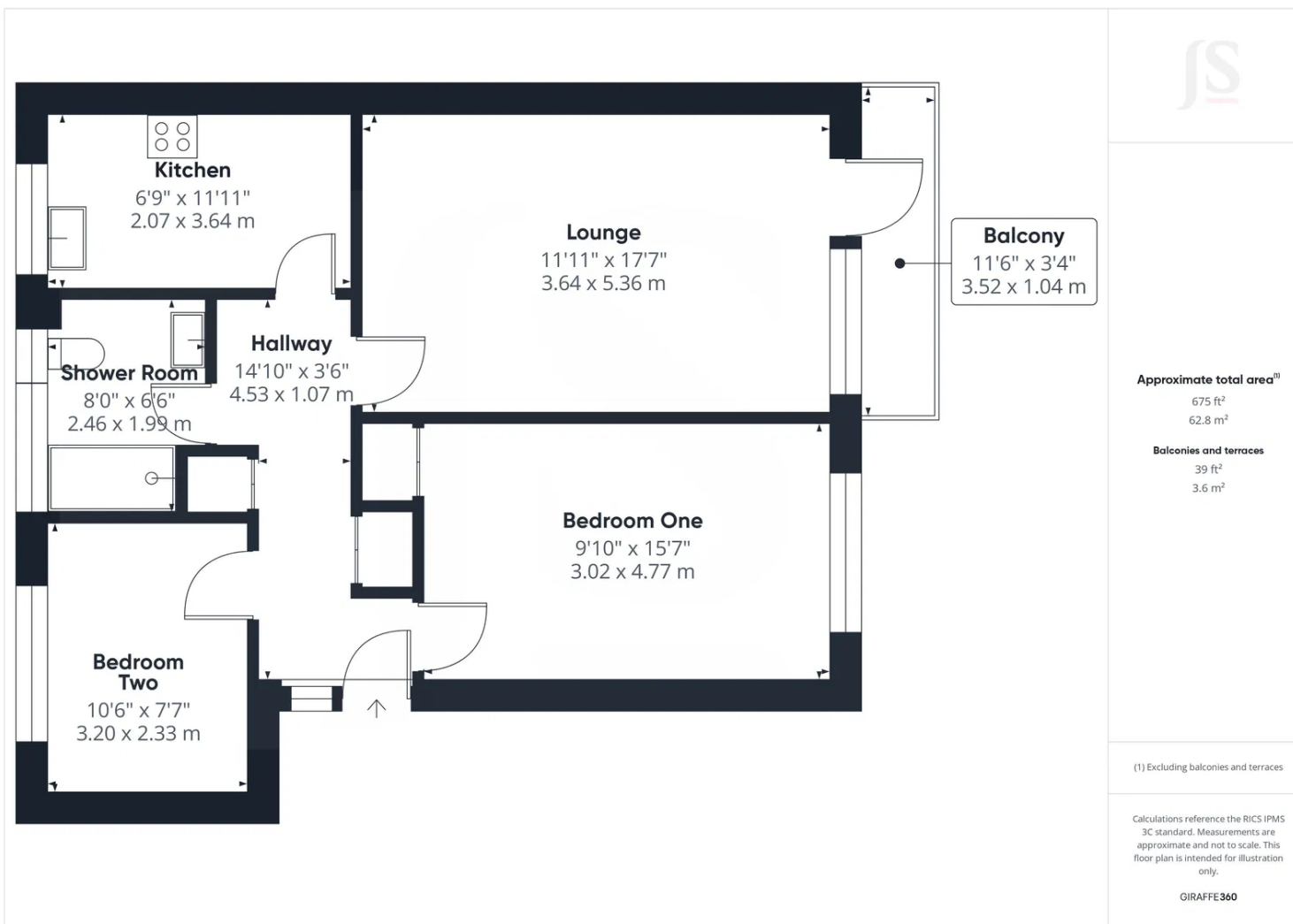
Leasehold

LEASE: Approximately 168 Years remaining

MAINTENANCE: Approx £1548 per annum

GROUND RENT: Zero





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.