



Ham Road, Shoreham by Sea

Offers Over **£250,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Two Double Bedrooms
- Remainder Of 999 Year Lease
- Allocated Off Street Parking
- Short Walk To Shoreham Mainline Station
- South Facing Balcony
- Open Plan Lounge/Kitchen
- Central Shoreham Location
- No Onward Chain

We are delighted to offer for sale this two double bedroom first floor apartment situated in Central Shoreham benefitting from an allocated parking space and South facing balcony.

Ideally situated just on Ham Road within minutes' walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.





COMMUNAL ENTRANCE Stairs leading to:-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, wall mounted telephone entry system, wall mounted electric radiator, laminate flooring.

UTILITY CUPBOARD Housing water tank, space and provision for a washing machine.

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN South aspect. Comprising aluminum sliding door leading out onto South facing balcony, single light fitting, wall mounted electric heater, laminate flooring, solid wood work top with cupboards below and matching eye level cupboards, one and a half bowl stainless steel sink unit with drainer board and mixer tap, recess spotlights, integrated appliances include fridge/freezer, dishwasher, electric four ring hob with Beko oven below and extractor fan over.

BEDROOM ONE North aspect. Comprising aluminum framed windows, single light fitting, wall mounted electric heater, carpeted flooring.

BEDROOM TWO South aspect. Comprising aluminum framed double glazed windows, single light fitting, wall mounted electric radiator, carpeted flooring.

BATHROOM Comprising panel enclosed bath with an integrated shower attachment over and chrome mixer tap benefitting from fully tiled walls, low flush wc, hand wash basin with vanity unit below, extractor fan, recess spotlights, heated towel rail, tiled flooring.

ALLOCATED PARKING SPACE

TENURE

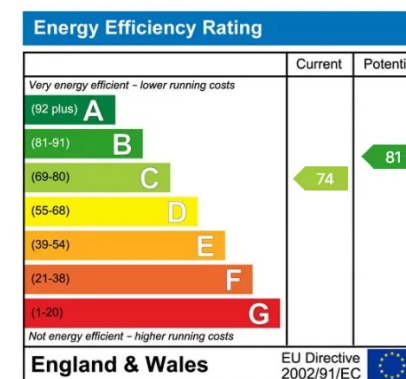
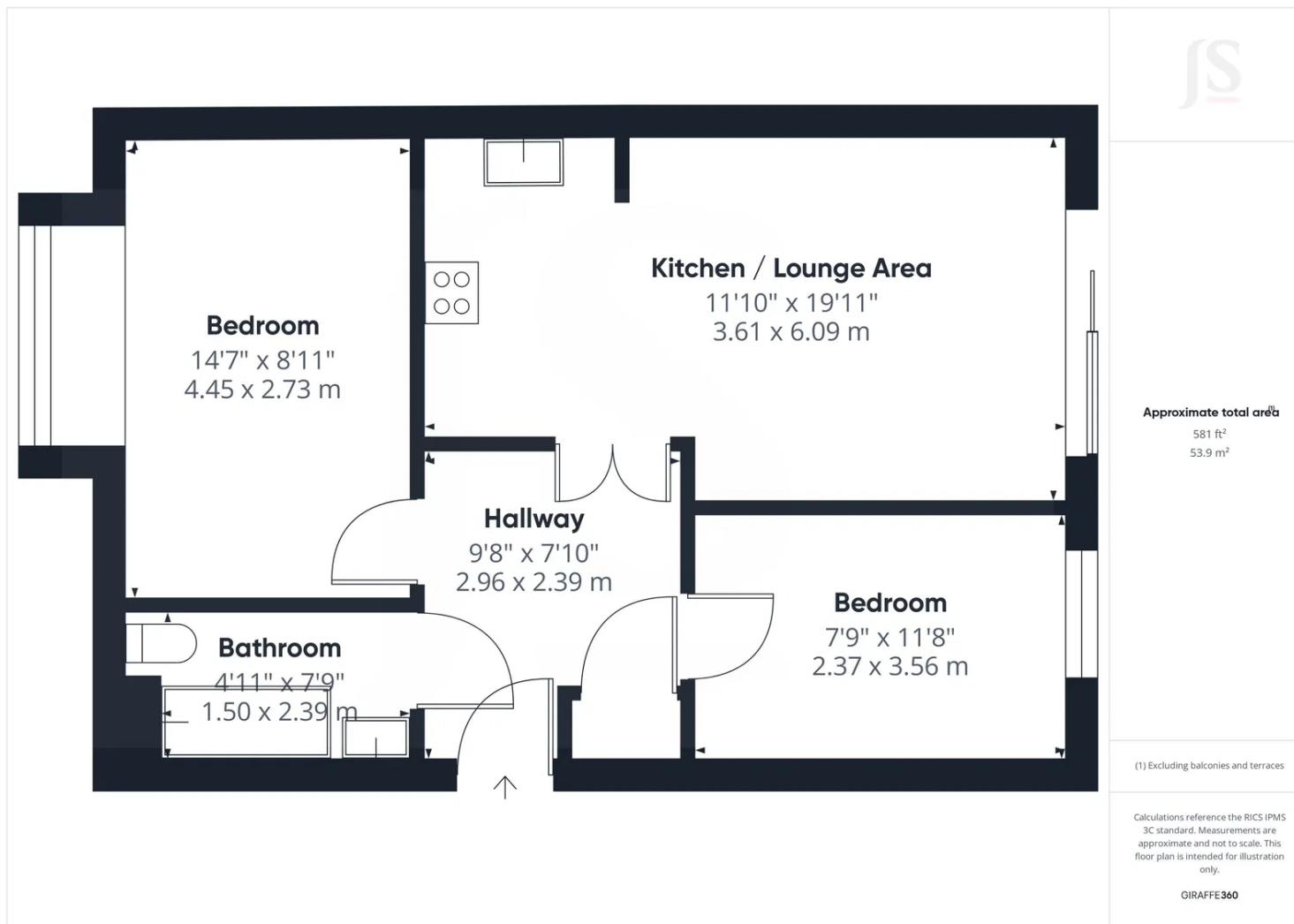
Leasehold

LEASE: 999 years from 25 March 2010 - Approximately 983 years remaining

MAINTENANCE: To be confirmed

GROUND RENT: To be confirmed.





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.