



South Wharf House, Hancock Way, Shoreham by Sea
£250,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- West Facing Top (2nd) Floor Apartment
- Two Allocated Parking Spaces
- Two Double Bedrooms, Master With Ensuite
- Modern Bathrooms
- Spacious Lounge/Dining Room With Juliette Balcony
- Modern Open Plan Kitchen With Integrated Appliances
- Gas Central Heating & Double Glazing
- Secure Bike Storage
- Long Lease And Low Service Charge
- Popular Shoreham Beach Location

We are delighted to offer for sale this modern spacious two bedroom two bathroom top floor apartment benefitting from two allocated parking spaces.

This well maintained property is located on Shoreham Beach, just minutes walk from both the River Adur and the beach with a bus stop opposite and convenient local shops, food outlets and a pub nearby in Ferry Road. Across the footbridge in Shoreham town centre are more comprehensive facilities for shopping and entertainment, along with the Health Centre, Library, Community Centre, Ropetackle entertainment hub, a choice of bus routes and the mainline railway station. Brighton and Worthing are both easily accessible, approximately 5 miles to the East and West respectively, London Victoria is a 75 minute direct train ride and Gatwick airport is easily accessible by road or rail.





COMMUNAL ENTRANCE Having secure entryphone system and private postboxes. Stairs to :-

SECOND FLOOR LANDING Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising recessed spotlighting, laminate wood flooring, radiator, wall mounted security entryphone system, loft hatch access, storage cupboard housing electric fuse box, airing cupboard with slatted shelving and radiator.

SPACIOUS OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

West aspect. Comprising pvcu double glazed windows, pvcu double glazed French doors opening out onto Juliette balcony having metal and glass balustrade. Laminate wood flooring, two ceiling mounted light fittings, two radiators, opening through to:-

Kitchen Area: Comprising roll edge laminate granite effect work surface with high gloss cupboards below and matching eye level cupboards, inset four ring gas hob with oven below and extractor fan over, inset one and a half bowl stainless steel single drainer sink unit with mixer tap. The integrated appliances include fridge/freezer, washer/dryer washing machine and a dishwasher. A matching cupboard houses the Vaillant combination boiler. Laminate wood flooring and recessed spotlighting.

MAIN BEDROOM West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting, built in wardrobe with hanging rail and shelving. Door to:-

MODERN ENSUITE Comprising tiled flooring, recessed spotlighting, extractor fan and radiator. A low flush wc, pedestal hand wash basin with mixer tap and tiled splashback with mirror over, walk in shower cubicle with integrated shower attachment benefitting from fully tiled walls.

SECOND BEDROOM West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

MAIN BATHROOM Comprising tiled flooring, panel enclosed bath with integrated shower attachment over and benefitting from fully tiled walls, recessed spotlighting, extractor fan, pedestal hand wash basin with mixer tap and tiled splashback and mirror over, towel rail and radiator.

TWO ALLOCATED PARKING SPACES Situated close to main entrance

COMMUNAL FACILITIES Bike shed/bin store

TENURE

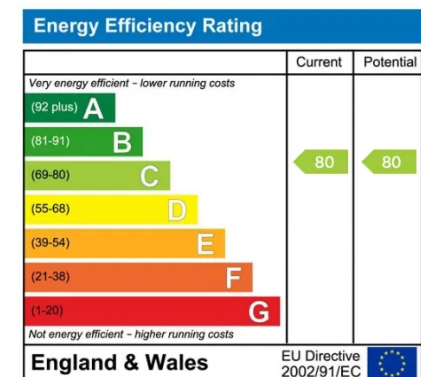
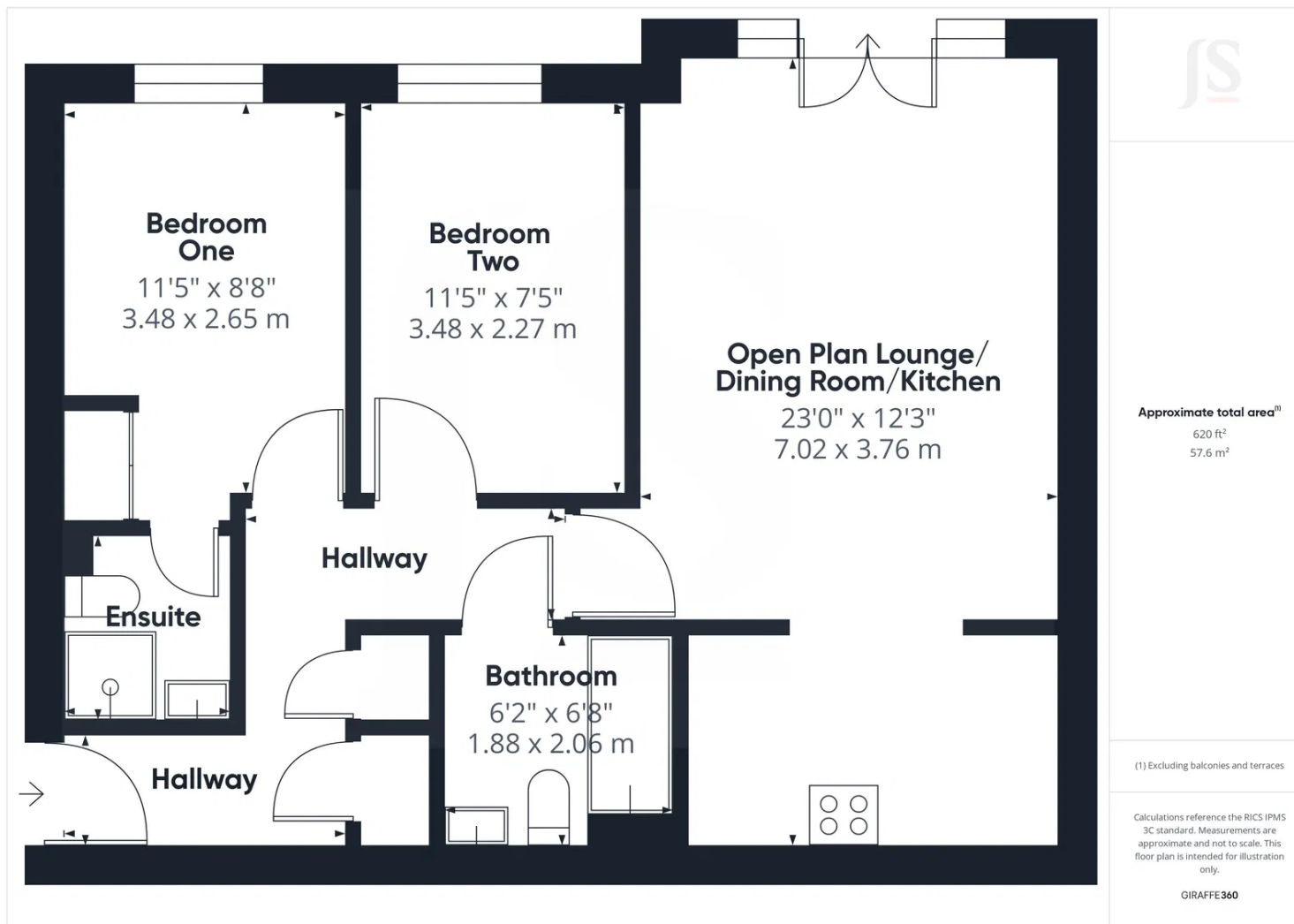
Leasehold

LEASE: Approximately 110 years remaining

MAINTENANCE: Approximately £1094 per annum

GROUND RENT: Approximately £200 per annum





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.