



Salt Marsh Road, Shoreham by Sea
£400,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Two Bedroom Apartment
- Under Floor Heating Throughout
- Allocated Parking in Covered Car Park
- Remainder of Long Lease
- Remainder of 10 Year NHBC Warranty
- Panoramic Views Over South Downs / River Adur
- Open Plan Kitchen, Lounge, Dining Room
- Contemporary Fitted Kitchen with Built in Appliances
- Main Bedroom with Ensuite
- Situated in The Heart Of Shoreham

We are delighted to offer for sale this two bedroom, two bathroom third floor apartment benefitting from a balcony, situated within this popular Shoreham development.



Conveniently situated in popular Old Shoreham. The Town Centre, with its comprehensive shopping facilities, health centre, library and mainline railway station, is within easy reach, whilst pleasant walks and rides are easily accessible over the South Downs and along the River Adur. Shoreham Beach can be found within 1 mile to the South.



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:-

ENTRANCE HALL Comprising wall mounted entry phone system, lvt flooring with underfloor heating, wall mounted heating control, sunken spotlights, storage cupboard.

BATHROOM Comprising panel enclosed bath with integrated shower attachment over, hand wash basin with mixer tap and vanity unit below, low flush wc with hidden cistern, wall mounted heated towel rail, wall mounted mirror with integrated adjustable lighting, shaver sockets and has an anti-steaming surface, part tiled walls, tiled flooring with underfloor heating, wall mounted heating control.

MASTER BEDROOM North aspect. Comprising pvcu double glazed floor to ceiling window, sunken spotlights, built in cupboard with shelving and hanging rail, carpeted flooring with underfloor heating, wall mounted heating control.

ENSUITE SHOWER ROOM Comprising step in shower cubicle with fully tiled walls and integrated shower attachment over, hand wash basin with mixer tap and vanity unit below, low flush wc with hidden cistern, sunken spotlights, wall mounted heated towel rail, wall mounted mirror with integrated adjustable lighting, shaver sockets and has an anti-steaming surface, tiled flooring with underfloor heating, wall mounted heating control.

BEDROOM TWO North aspect. Comprising pvcu double glazed floor to ceiling window benefitting from distant roof top and downland views, sunken spotlights, carpeted flooring with underfloor heating, wall mounted heating control.

OPEN PLAN KITCHEN/DINER/LOUNGE

Lounge Area: North aspect. Comprising pvcu double glazed window, pvcu double glazed door leading onto balcony, lvt flooring with underfloor heating, sunken spotlights.

Kitchen area: Comprising square composite worksurfaces with contemporary fitted cupboards below and matching eye level cupboards, stainless steel single drainer sink unit with contemporary mixer tap, integrated appliances include electric induction hob with extractor fan over, dishwasher, washer/dryer machine, oven/grill and fridge/freezer, lvt flooring with underfloor heating, wall mounted heating control, sunken spotlights, large storage cupboard benefitting from shelving also housing Titon boiler system, hot water tank and an air filtration system which links to air filters in each room.

BALCONY North aspect. Benefitting from Panoramic views from the River Adur to the South Downs being a suntrap in the summer afternoons until sunset.

SECURE UNDER COVER PARKING SPACE

TENURE

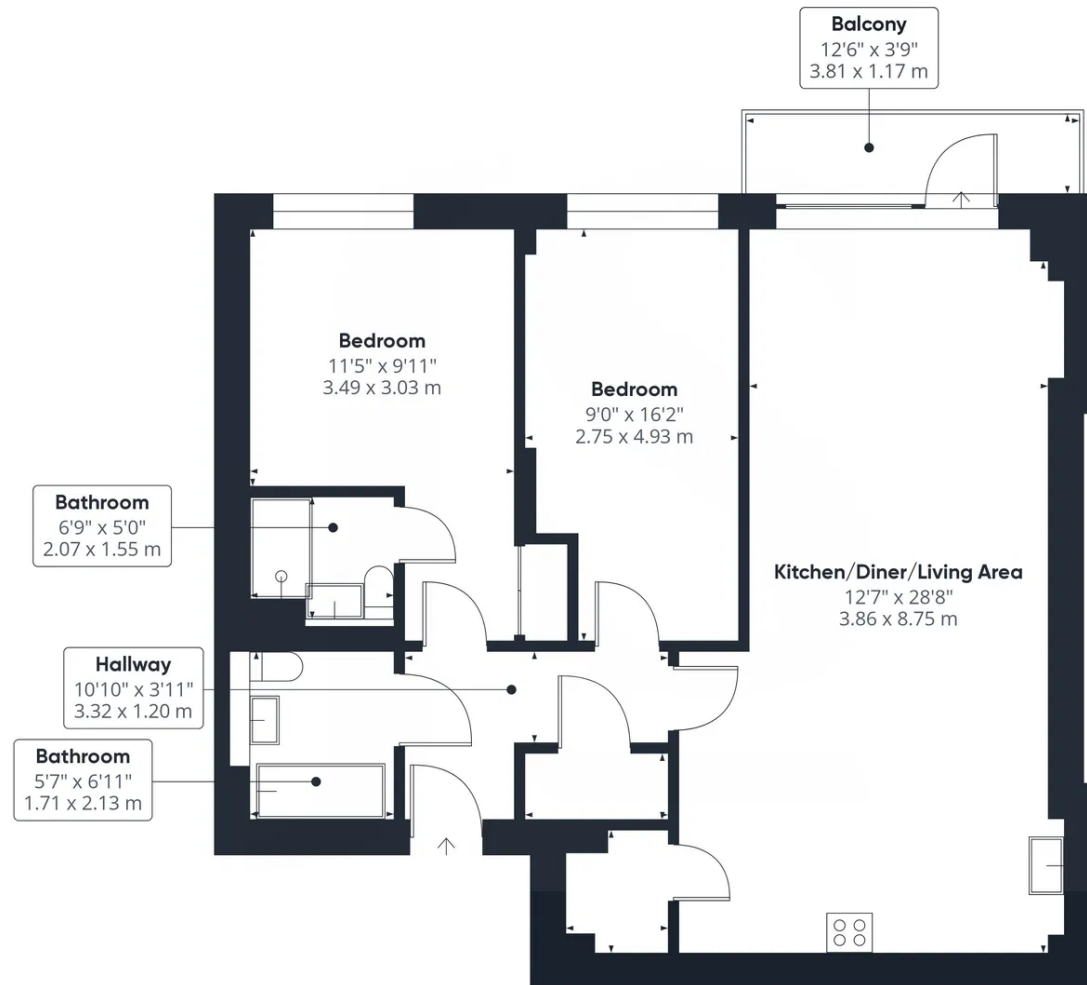
Leasehold

LEASE: 999 years from 2019 - approximately 994 years remaining

MAINTENANCE: £4299.72 per annum

GROUND RENT: £250.00 per annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(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.