



Monarch Way, Shoreham by Sea
£270,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Communal Bike Shed
- Double Aspect Spacious Open Plan Lounge
- Modern Open Plan Kitchen
- Modern Bathroom
- Ensuite Shower Room To Master Bedroom
- Long Lease
- No Ongoing Chain
- Popular Location
- Current NHBC Until November 2027
- Inspection Is A Must

We are delighted to offer for sale this impressive first floor flat forming part of this modern development located within this popular location.

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.





COMMUNAL ENTRANCE Stairs to:-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, wall mounted entryphone system, sunken spotlights, wall mounted heating control panel. Utility cupboard housing wall mounted electric meter, shelving and provision for washing machine.

SPACIOUS DOUBLE ASPECT OPEN PLAN LOUNGE West and North aspect. Comprising two obscure glass pvcu double glazed windows, pvcu double glazed double doors onto Juliette balcony, laminate flooring, two radiators.

MODERN OPEN PLAN SPACIOUS KITCHEN North aspect. Comprising obscured glass pvcu double glazed window, roll edge laminate work surface with cupboards below, matching eye level cupboards, part tiled splashbacks, inset four ring gas hob with extractor fan over, inset stainless steel single drainer sink unit with mixer tap, integrated appliances include dishwasher, fridge/freezer and oven/cooker. Cupboard housing Ideal combination boiler, extractor fan, laminate flooring.

ENSUITE MASTER BEDROOM West aspect. Comprising pvcu double glazed double doors onto Juliette balcony, radiator, door to:-

ENSUITE SHOWER ROOM Comprising large shower cubicle being fully tiled having an integrated shower, low flush wc, hand wash basin, radiator, tiled flooring, sunken spotlights, extractor fan, shaver point.

BEDROOM TWO West aspect. Comprising pvcu double glazed window with fitted blind, radiator.

MODERN BATHROOM Comprising panel enclosed bath having a wall mounted Aqualisa electric shower, low flush wc, hand wash basin, wall mounted heated towel rail, fully tiled walls, tiled flooring, sunken spotlights, extractor fan.

ALLOCATED PARKING SPACE

COMMUNAL GARDENS & BIKE STORE

TENURE

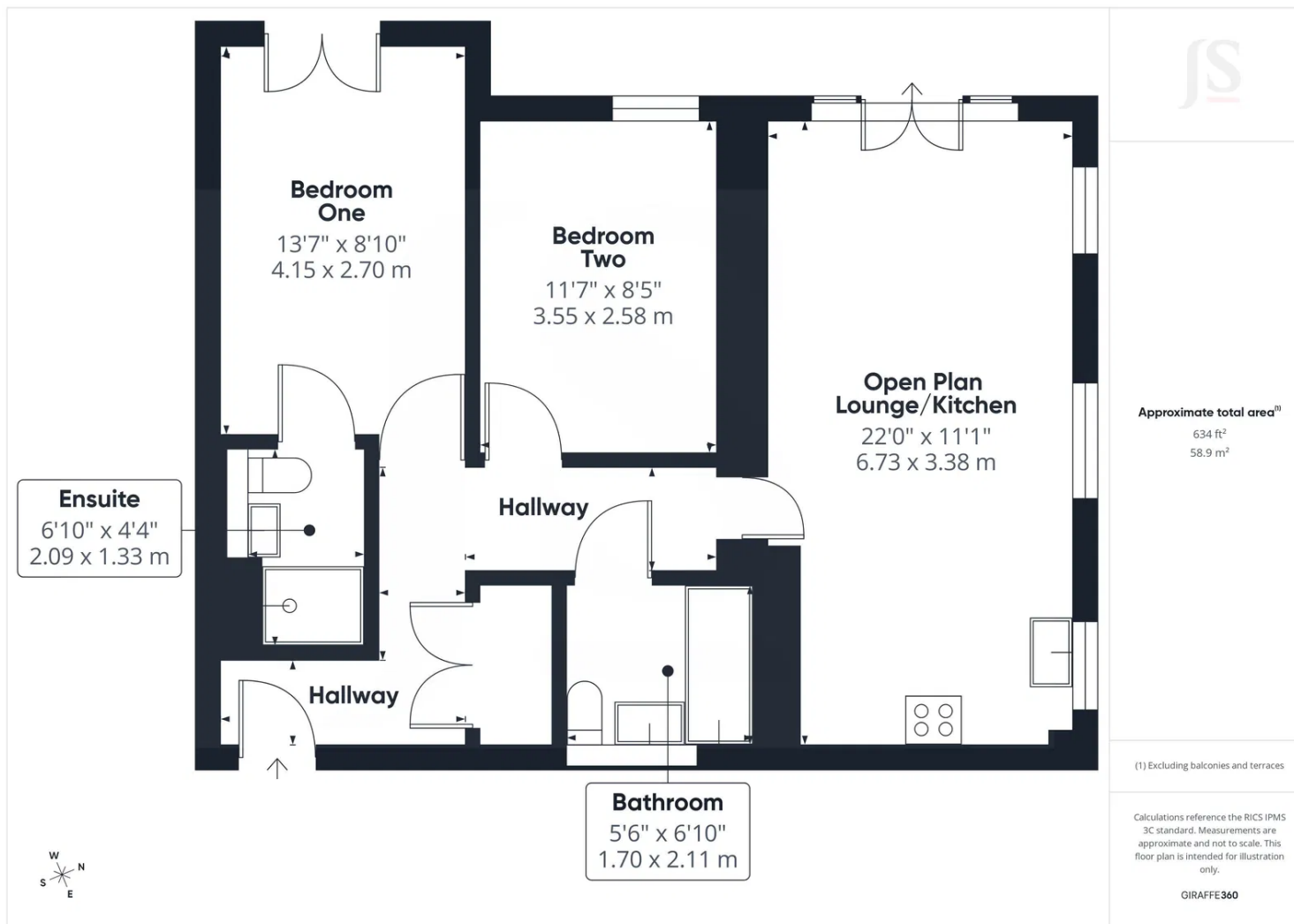
Leasehold

LEASE: 125 years from 2016 - Approximately 115 Years remaining

MAINTENANCE: Approximately £1365 per annum

GROUND RENT: Approximately £250 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.