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MAKING BIG MOVES, TOGETHER

ROYAL BEST



Dolphin Mews. Shoreham-by-sea  
£200,000







# PROPERTY OVERVIEW

A one bedroom ground floor in a small block with parking available on a first come first serve basis. Short walk to Shoreham Town Centre and Station.

Russ @ Royall Best feels it is a lovely size with really good light from the openness surrounding the building, ideal with the town centre a short stroll away.

### Leasehold Details:

- 163 years remaining on the Lease
- Service charge is approximately £2,000 per annum
- Ground Rent £75 per annum

# KEY POINTS

- Ground floor flat
- Spacious one bedroom
- Westerly aspect lounge
- Separate modern kitchen
- Resident parking on first come first serve basis
- Within 1/2 mile of Shoreham town centre
- Small block of four flats
- Long Lease with 163 years remaining



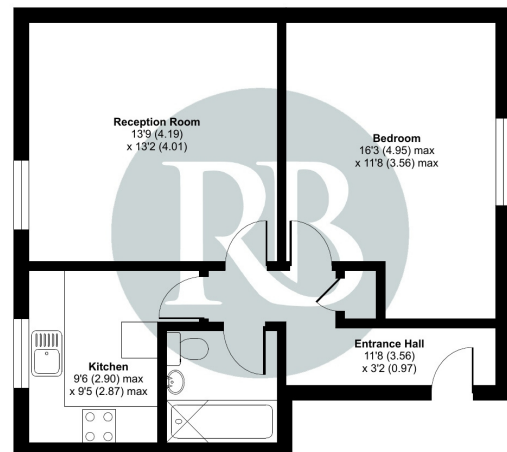
# MAP



Energy Efficiency Rating		Current	Potential
<b>Very energy efficient – lower running costs</b>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	74	76
(1-20)	<b>G</b>		
<b>Not energy efficient – higher running costs</b>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY FLOOR PLAN Dolphin Mews, BN43

Approximate Area = 563 sq ft / 52.3 sq m  
For identification only - Not to scale



GROUND FLOOR

