



**Mercury House, Shoreham by Sea, BN43 6EW**  
Guide Price £290,000

# Mercury House, Shoreham by Sea, BN43 6EW

## The Property & Area

This stunning 2 bedroom apartment is situated in a desirable location on Ham Road, offering convenience, style, and comfort.

As you step inside, you will be greeted by a spacious and bright reception area, perfect for relaxation or entertainment. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, providing a sense of modern living.

The stylishly designed kitchen comes fully equipped with appliances making it a fun and useful space.

The apartment features two generously sized bedrooms. The main bedroom boasts large windows that flood the room with natural light and the second bedroom is equally inviting, making it perfect for guests or a home office and the shower room is tastefully designed, featuring modern fixtures and fittings.

One of the highlights of this property is the private balcony, where you can enjoy your morning coffee or unwind with a glass of wine in the evening. Convenience is paramount, and this apartment delivers just that. Situated in the heart of Shoreham-By-Sea, you'll find yourself just a short stroll away from the local train station, making commuting simple.

The nearby amenities in town, including shops, restaurants, and cafes, cater to all your daily needs, ensuring that everything is within reach. Parking is never a hassle as it comes with an allocated parking space, providing you with peace of mind knowing that your vehicle is safely parked. This 2 bedroom apartment offers a perfect blend of elegance, convenience, and modern living.

With its prime location and impeccable design, it presents an amazing opportunity for those seeking a new home or a savvy investment.

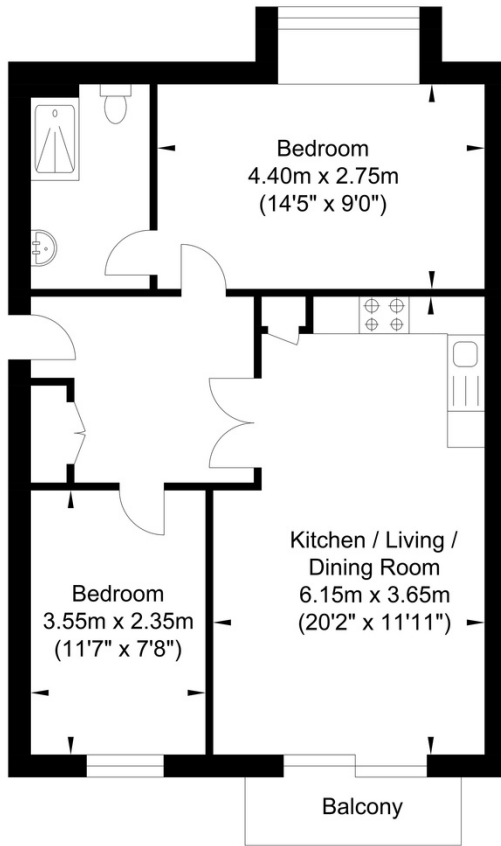
Contact us today to arrange a viewing!







# Ham Road, Shoreham-by-Sea



Approximate Floor Area  
590.93 sq ft  
(54.90 sq m)

Approximate Gross Internal Area = 54.90 sq m / 590.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure - Leasehold  
Lease length - 999 yrs from 2010  
Maintenance - £1703.99  
Ground Rent - £200 per annum, rising to  
£400 in 2035

## Energy Performance Certificate



# Oakley

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## Property Video

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your own property



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