



Pacific Court, Riverside, Shoreham Beach, West Sussex, BN43 6RW
Offers Over £300,000

Pacific Court, Shoreham Beach

Spacious 2 Bed Ground Flat in Pacific Court, Shoreham beach.

Are you looking for a roomy flat that embraces the beauty of Shoreham Beach? Look no further! This delightful 2-bedroom ground flat offers a comfortable living space, a balcony terrace, and access to a large south-facing communal terrace. Situated in a sought-after location, this flat presents endless possibilities for those seeking a new home or weekend retreat.

The large entrance hallway welcomes you into this charming flat and provides ample storage space for coats, shoes, and other essentials. The sizeable bedroom 2 features a balcony terrace, perfect for enjoying your morning cup of tea on a Summer morning. The airy lounge provides access to the south-facing communal terrace, where you can bask in the sunlight and enjoy a good book or catch up with friends.

The fitted kitchen boasts all the necessary amenities for cooking and meal preparation. The bathroom is well-designed and offers convenience and comfort, serving both bedrooms effortlessly.

The inclusion of a garage in the nearby compound is an added bonus to keep your vehicle sheltered and secure. No more searching for parking spaces or worrying about the elements affecting your vehicle. This garage provides peace of mind and convenience.

This flat benefits from its proximity to Ferry Road Shops, ensuring that everyday essentials and local amenities are just a short walk away. Additionally, Shoreham Beach and the vibrant town centre are within easy reach, offering a host of entertainment options, culinary experiences, and shopping opportunities.

For those who need to commute, this property is conveniently located only half a mile from Shoreham Mainline Railway Station. Easily access London and other major destinations, making your daily commute a breeze. Whether you require transport for work or leisure, this location has you covered.

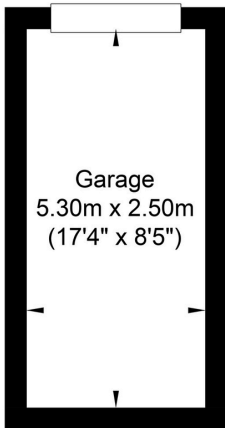
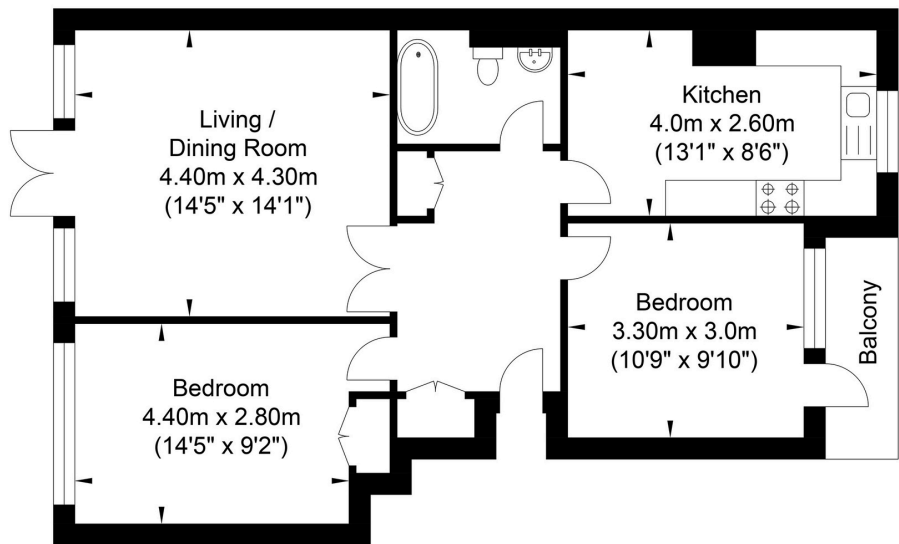
While this wonderful flat is not without its charm, it would benefit from some redecoration throughout, allowing you to put your personal touch on your new home. With a little love and care, this property has the potential to become an inviting haven, reflecting your unique taste and style.

Presented with no onward chain, this flat is ready for its new owner to move in and start creating memories. Don't miss out on this fantastic opportunity to secure a comfortable and spacious home on Shoreham Beach and close to the footbridge giving easy access back to the town centre.

Contact us now on 01273 661 577 to arrange a viewing and discover the joys of living in this superb 2 bedroom ground flat in Pacific Court. Your dream home awaits!



Pacific Court, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
696.96 sq ft
(64.75 sq m)

Garage
Approximate Floor Area
142.62 sq ft
(13.25 sq m)

Approximate Gross Internal Area (Excluding Garage) = 64.75 sq m / 696.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information

Tenure - Leasehold
Maintenance -30-6-2024 to
30-12-2024 - £1,159.00
31-12-2024 to 29-06-2025 -
£1,679.00

Ground Rent - Nil
lease - 999 year from 1st
June 1976

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



Oakley

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your own property

