



PCM
£1,225 PCM

Surrey Street, Shoreham by Sea

- A Remodernised One Bedroom Balcony Flat
- Fitted Kitchen
- Good Sized Lounge
- Situated in the Heart of the Main Town Centre
- Double Bedroom
- Double Glazing and Gas Central Heating
- A South Facing Balcony with Rooftop Views
- Close to Mainline Train Station and Bus Transport

Robert Luff & Co are delighted to offer to the market this beautifully refurbished one-bedroom flat with a private south-facing balcony, ideally situated in the heart of Shoreham Town Centre.

This bright and modern apartment has recently undergone a full programme of remodernisation and is presented in excellent decorative order throughout. Accommodation comprises a spacious lounge with direct access to a sunny south-facing balcony, perfect for enjoying your morning coffee or evening relaxation. The newly fitted kitchen offers ample storage and worktop space, making it ideal for everyday living.

Further benefits include a generously sized double bedroom, double glazing throughout, and a contemporary bathroom. The property is located just moments from Shoreham's mainline railway station, offering direct links to Brighton and London, and is perfectly positioned to enjoy the town's wide range of shops, cafés, restaurants, and riverside walks.

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**Robert
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Accommodation

Communal Entrance Hall and Stairs to the Third Flo

Front door to entrance hall.

Hallway

Entry phone system, cupboard enclosed boiler with further storage cupboards.

Lounge 14'5" x 7'5" (4.39 x 2.26 (4.40 x 2.27))

South facing balcony with double glazed windows, double glazed door to balcony, TV point, thermostat, hot air heating vents.

Balcony

South facing enclosed balcony with roof top and river views.

Kitchen 11'7" x 10'2" (3.53 x 3.10)

A wide range of white fronted base and wall units, work top incorporating stainless steel sink with mixer tap, electric cooker and further appliance space, double glazed window with distant views of the South Downs National Park, space and plumbing for washing machine.

Bedroom 1 13'1" x 11'1" (3.99 x 3.38 (3.98 x 3.37))

South facing double glazed window with river views.

Bathroom

Panel enclosed bath with Triton shower over, heated towel rail, basin, frosted double glazed window, tiled walls.

Seperate WC

WC, frosted double glazed window.

Outside/Ground Floor

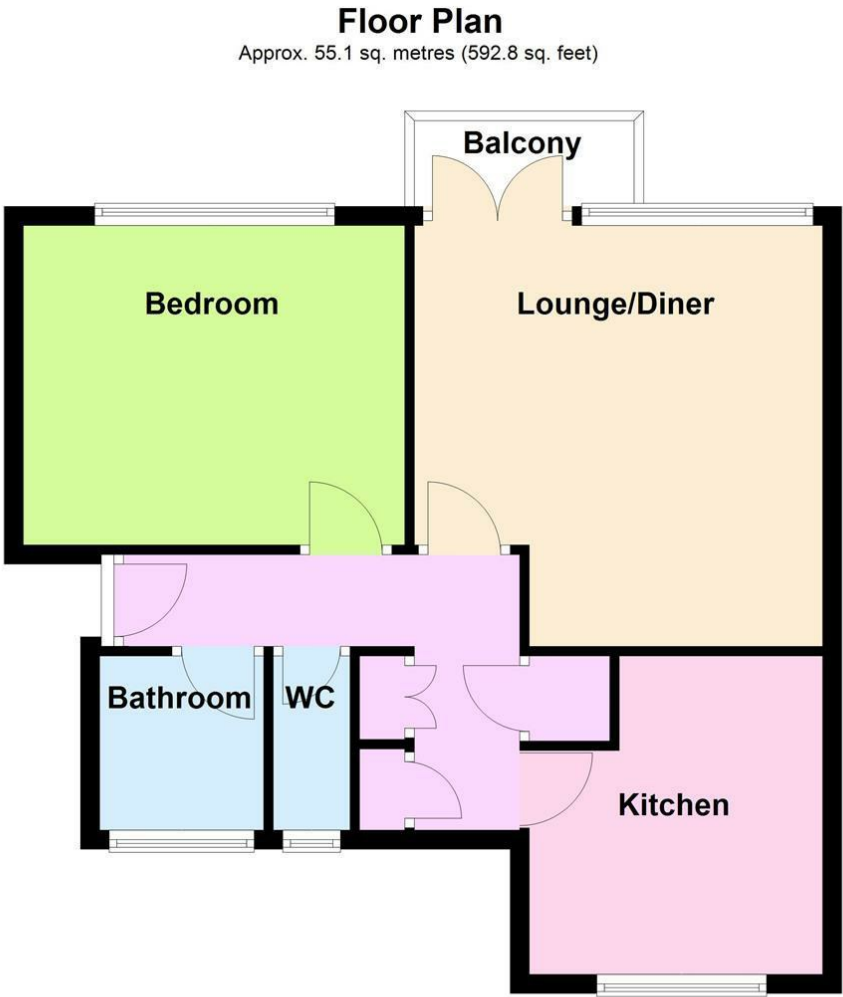
Storage cupboard, residence parking area.



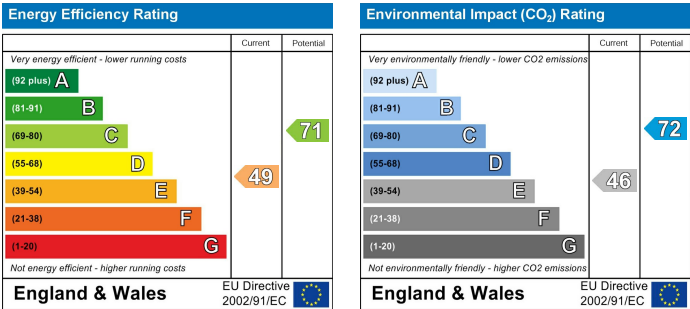
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Total area: approx. 55.1 sq. metres (592.8 sq. feet)



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