

Pebble Lodge, Beach Green, Shoreham by Sea

Offers Over **£220,000**

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: B

- Ground Floor Flat
- Double Bedroom
- Garage In Compound
- Modern Kitchen
- Fitted Bathroom
- Spacious Lounge/Dining Room
- Long Lease & Low Maintenance
- Share Of Freehold
- Vendor Suited
- Popular Shoreham Beach Location

We are delighted to offer for sale this spacious double bedroom ground floor flat forming part of this detached building benefitting from garage in compound.

Situated within approximately 200 yards of the foreshore and access to Widewater Lagoon and the Shoreham Beach close by. Coastal walks/ cycling routes start from here leading all the way into Worthing and Brighton to the West and East respectively. Local shops can be found on Beach Green at the entrance.





COMMUNAL ENTRANCE Private door through to:-

SPACIOUS ENTRANCE HALL Comprising Amtico flooring, contemporary upstanding radiator, wall mounted door entry phone system, built in storage cupboard with shelving, recessed lighting.

SPACIOUS LOUNGE South/East aspect. Comprising pvcu double glazed window with fitted blind, contemporary upstanding radiator, single light fitting with directable spotlights, carpeted flooring.

MODERN FITTED KITCHEN North/East aspect. Comprising pvcu double glazed window with fitted blind, matching range of fitted cupboards and drawers, roll edge laminate work surface having inset stainless steel single drainer sink unit with filtered mixer tap, inset four ring gas hob with oven below and extractor fan over, integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Tiled splashbacks, Amtico flooring, radiator, recessed lighting, wall mounted Worcester combination boiler.

MODERN FITTED BATHROOM North/East aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with integrated shower and shower attachment over, vanity unit having hidden cistern wc with handheld bidet attachment and hand wash basin with storage below, wall mounted heated towel rail, fully tiled walls, Amtico flooring, recessed lighting, wall mounted shaver point, extractor fan.

DOUBLE BEDROOM North/West aspect. Comprising pvcu double glazed window with fitted blind, contemporary school style radiator, recessed wardrobe with hanging rail and shelving with wooden sliding doors, two wall mounted light fittings, ceiling mounted fan light, carpeted flooring.

GARAGE In nearby compound with up and over door.

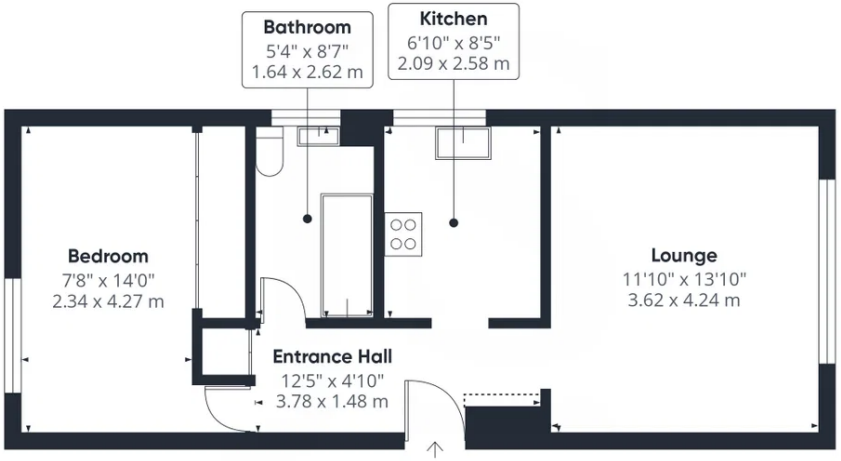
COMMUNAL FRONT GARDEN Large lawned area with a variety of mature plant, tree and shrub borders, pathway leading to communal front door, outside tap, being dwarf wall enclosed.

TENURE

Share of freehold
LEASE: Remainder of 999 year lease
MAINTENANCE: £1700 Per annum
GROUND RENT: Zero







Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

602 ft²

56 m²

Reduced headroom

2 ft²

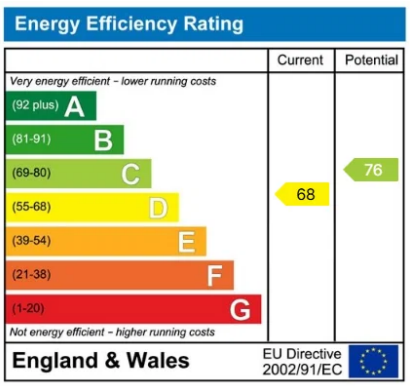
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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