



## Broad Reach Mews, Shoreham-by-sea

Offers Over **£350,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** D

- Two Bedroom Top Floor Purpose Built Flat
- Distant Downland Views
- En-Suite Master Bedroom
- Two Double Bedrooms
- Spacious Family Bathroom
- Large Utility Storage Cupboard
- Private Balcony
- Bike Storage Available
- No Ongoing Chain
- Allocated Parking Space

We are delighted to offer this two double bedroom top floor purpose built flat situated within the popular Ropetackle development.

Situated in the heart of Shoreham town centre offering a range of cafes, restaurants, shops and local amenities such as the health centre, library. Ropetackle Arts Centre is a short walk away offering a variety of comedy, theatre, film and music events along with the popular Rose Petal Cafe. Shoreham mainline train station is within close proximity giving access to Brighton, Worthing and London. As well as the 700 and Brighton and Hove bus service connecting you to Worthing, Steyning, Hove and Brighton. The property benefits from being close to the River Adur walk, whilst Shoreham Beach is only a short walk over the footbridge.





Communal door with entry phone system through to:

**COMMUNAL HALLWAY** Stairs and passenger lift up to third floor landing, front door through to

**SPACIOUS 'L' SHAPED ENTRANCE HALL** Comprising radiator, wall mounted entry phone system, loft hatch access, door giving access to airing cupboard housing recently installed "SlimJim" electric heated central heating & hot water system, double doors giving access to:-

**LARGE UTILITY CUPBOARD** Comprising space and plumbing for washing machine, tiled flooring, wall mounted electric meters, wall mounted gas meter, shelving.

**LARGE OPEN PLAN LOUNGE/ KITCHEN AREA:** Comprising pvcu double glazed windows, radiator, telephone point, TV aerial point, pvcu double glazed door giving access to:-

**BALCONY** Benefitting from rooftop and distant Downland views.

**KITCHEN AREA** Comprising pvcu double glazed windows benefitting from distant Downland views, radiator, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with matching oven below and extractor fan over, matching integrated Beko dishwasher, space for fridge/ freezer, tiled flooring, extractor fan, stainless steel splashback, inset ceiling LED spotlights.

**ENSUITE BEDROOM ONE** West aspect. Comprising pvcu double glazed windows, radiator, fitted wardrobe space with hanging rails and shelving, telephone point, wall mounted heating control panel, door through to:-

**MODERN ENSUITE SHOWER ROOM** Contemporary suite comprising of low level push button flush hidden cistern WC, wall mounted hand wash basin with contemporary chrome mixer tap, glass bi-folding door giving access to fully tiled shower cubicle with shower attachment over, extractor fan, tiled flooring, part tiled walls, inset ceiling LED spotlights.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed windows, radiator, single light fitting.

**MODERN FAMILY BATHROOM** Contemporary suite comprising of low level push button flush hidden cistern WC, wall mounted hand wash basin with contemporary chrome mixer tap, panel enclosed bath with main shower attachment, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan, sunken ceiling LED spotlights with dimmer switch.

**BIKE STORAGE**

**ALLOCATED PARKING SPACE** Along with visitor permit parking

**TENURE**

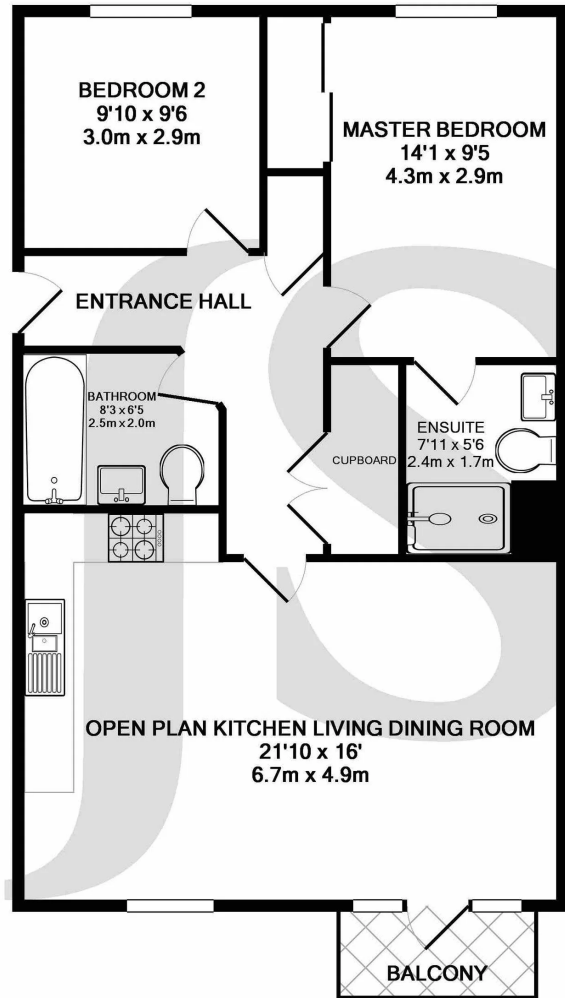
Leasehold

LEASE: 999 Years from 1/1/2004 - 976 Years remaining

MAINTENANCE: Approximately £2200 per annum

GROUND RENT: £250 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	