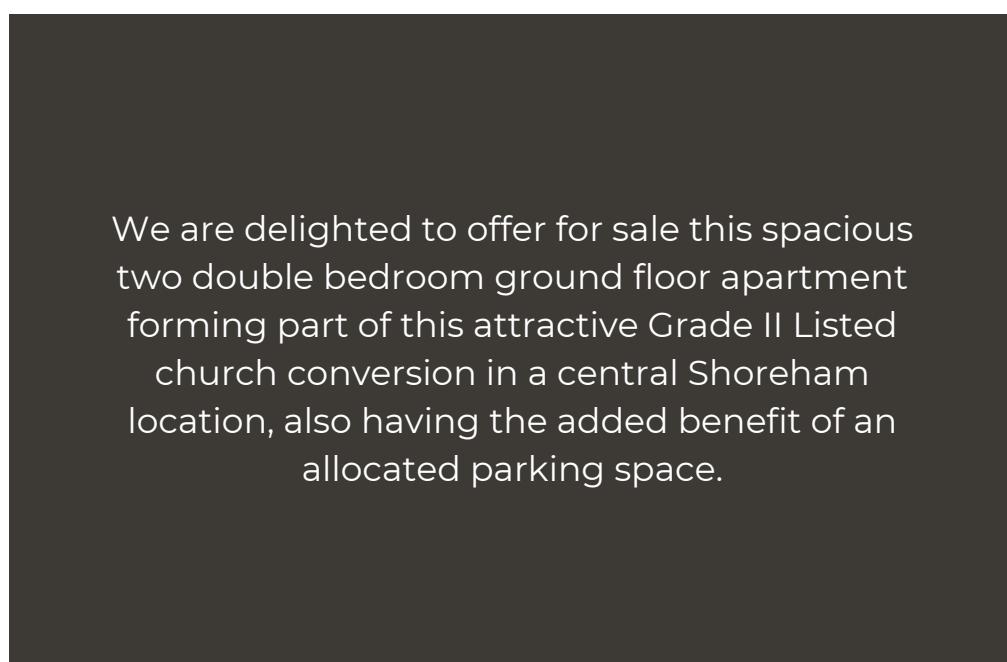




St Johns Court, Ship Street | Shoreham by Sea | BN43 5EB

£325,000

JS
Jacobs | Steel



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- South Facing Bay Fronted Lounge
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Fitted Bathroom
- Pvcu Double Glazed Throughout & Gas Central Heating
- Communal Garden
- Allocated Parking Space
- Grade II Listed - Beautiful Church Conversion



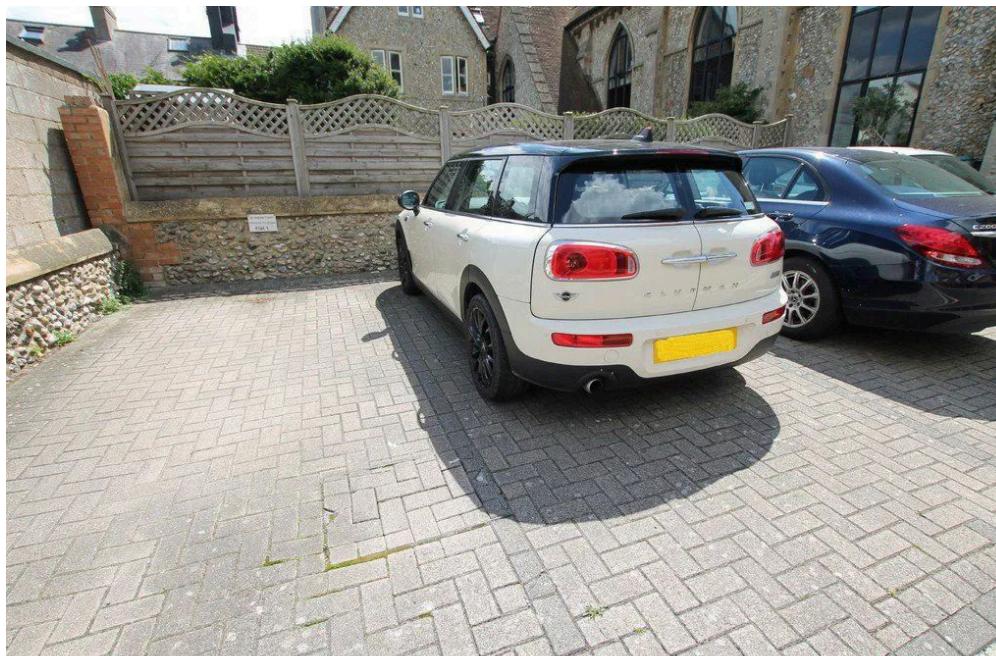
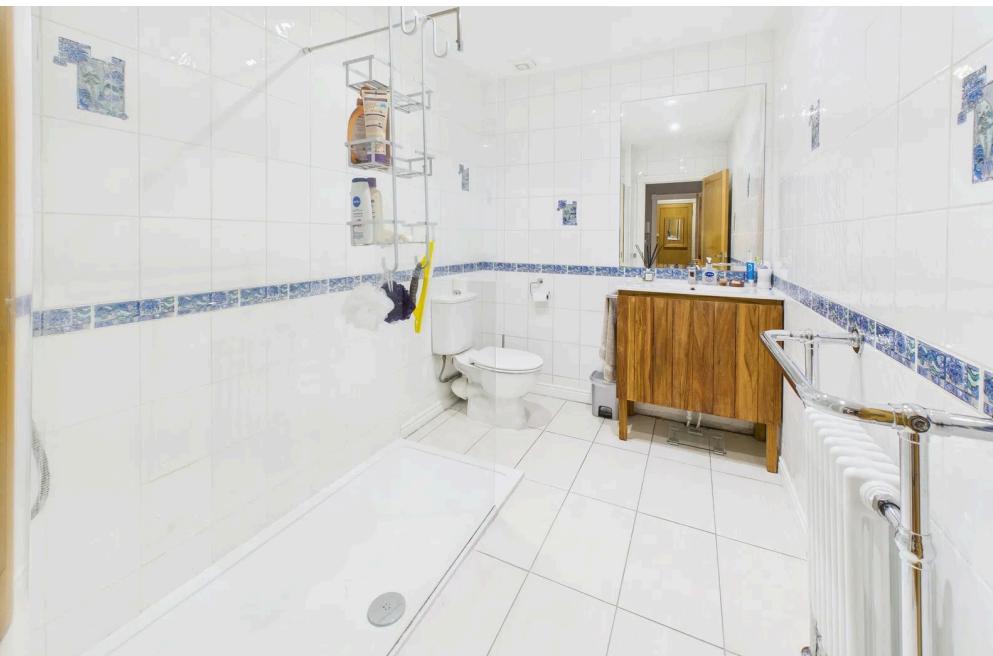
2 Bedrooms



1 Bathroom



1 Reception Room



INTERNAL

COMMUNAL FRONT DOOR Opening into communal hallways, private front door leading into:-

ENTRANCE PORCH Comprising laminate flooring, wall mounted electric fuse board, various hanging rails for coats. Door to:-

SPACIOUS HALLWAY Comprising laminate flooring, wall mounted security telephone system, spotlights, smoke detector.

LOUNGE South aspect. Comprising laminate flooring, single radiator, double glazed South aspect window, spotlights.

MODERN FITTED KITCHEN North aspect. Comprising laminate flooring, double glazed window, square edge wooden work surfaces with cupboards below and matching eye level cupboards, integrated oven cooker with four ring Zanussi gas burning hob above, extractor fan over, single radiator, matching integrated fridge/freezer, matching integrated Zanussi washing machine, part tiled walls, spotlights, smoke detector.

BEDROOM ONE North aspect. Comprising double glazed window, carpeted flooring, single radiator, spotlights, smoke detector, television point.

BEDROOM TWO South aspect. Comprising carpeted flooring, single radiator, double glazed bay window, spotlights, smoke detector, television point.

MODERN FITTED BATHROOM Comprising tiled flooring, walk-in shower cubicle with integrated shower attachment over, fully tiled walls, low flush wc, contemporary wall mounted hand wash basin with teak vanity unit below, wall mounted mirror, extractor fan, wall hung heated towel rail, spotlights.

EXTERNAL

COMMUNAL GARDEN Having paved area leading onto lawned area, with mature flower and shrub borders, further decked area, fence and hedge enclosed.

ALLOCATED PARKING SPACE

TENURE

LEASEHOLD

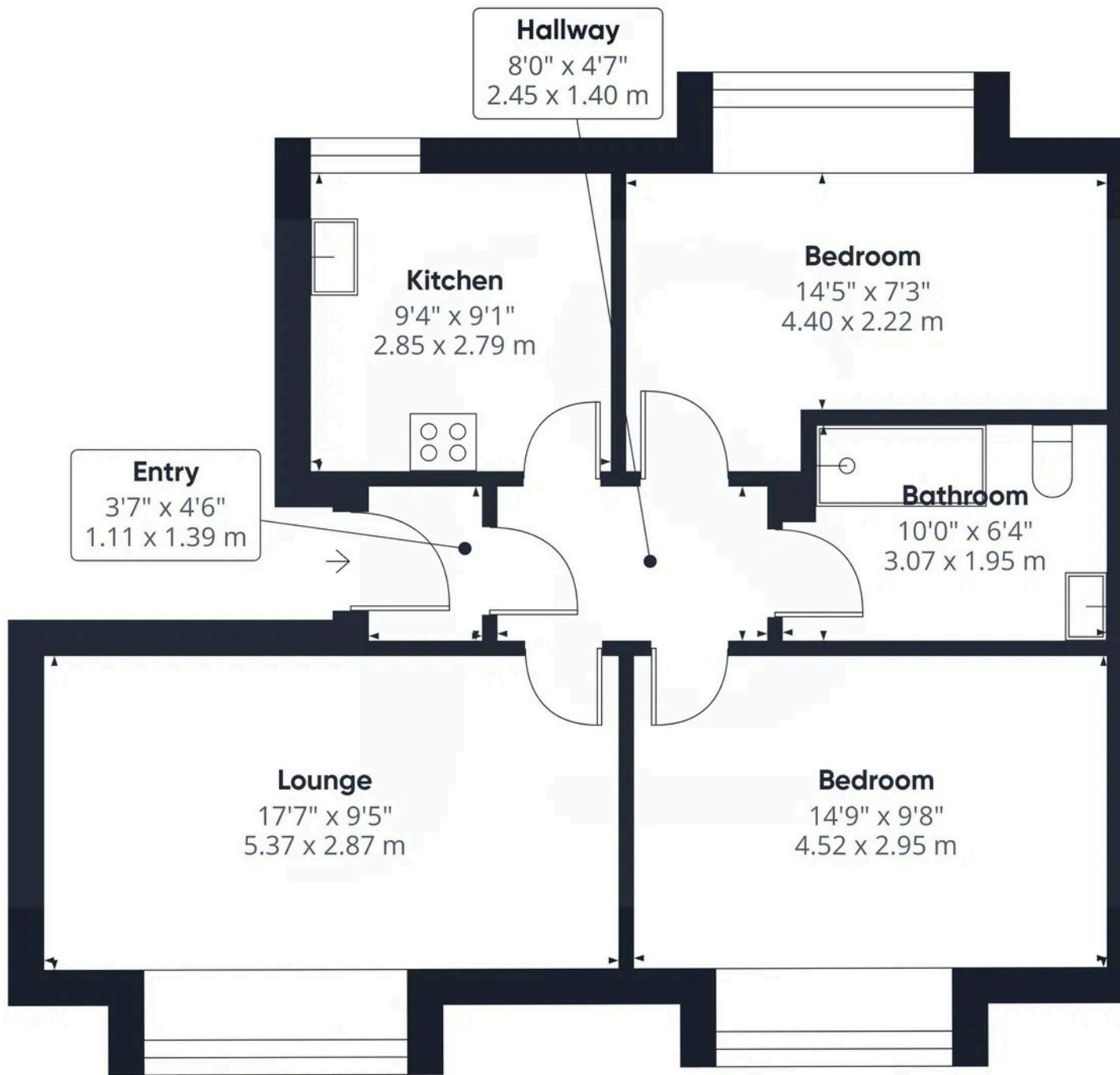
LEASE: 125 years from 1st January 2002

MAINTENANCE: £2902.00 per annum

GROUND RENT: £75.00 per annum

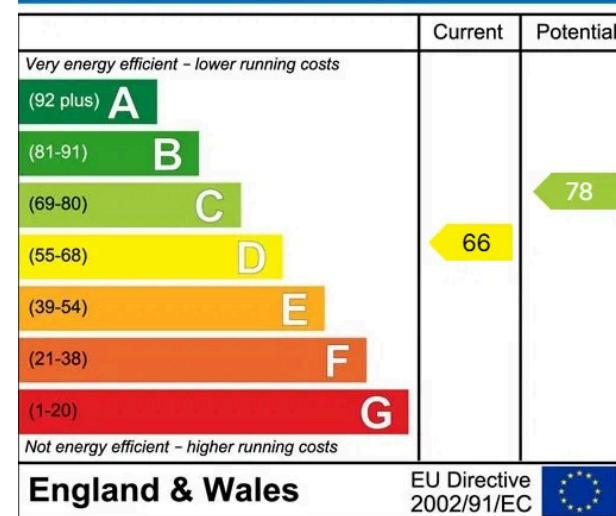
LOCATION

Conveniently situated in the Heart of Shoreham Town centre with its comprehensive shopping facilities, health centre and library. In the main High Street there is also a good selection of restaurants and bars along with a footbridge which leads over the River Adur giving direct access to the Beach and Sea.



Approximate total area⁽¹⁾
673 ft²
62.6 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

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

GIRAFFE360

Property Details:

Floor area (as quoted by floorplan): 673 sqft

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.