



Little High Street, Shoreham-by-sea

Guide Price **£290,000**



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

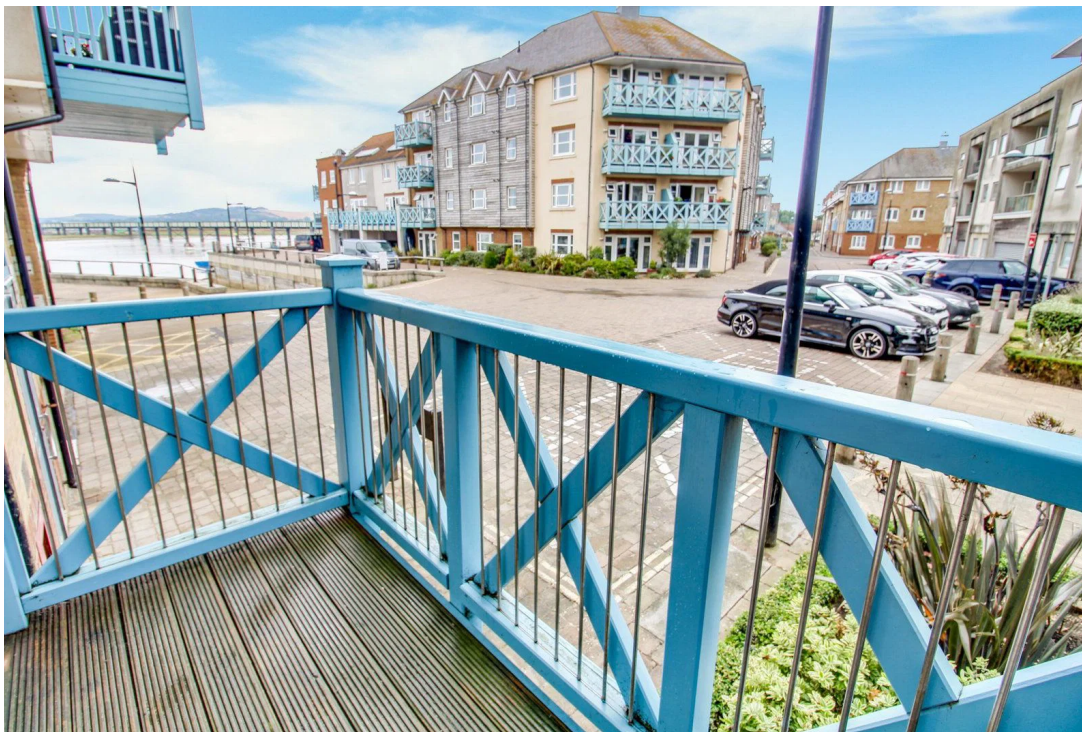
Council Tax Band: D

- River, Downland and Town Centre Views
- Private Entrance
- Town Living
- Secure Underground Parking
- Spacious Lounge
- CCTV Security System In Place
- Inspection Is A Must
- Close To Walks Along River Adur

We are delighted to offer for sale this well presented two bedroom raised ground floor riverside flat forming part of this impressive 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. 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 having direct views over the River Adur whilst Shoreham Beach is only a short walk over the footbridge.





Four steps up or ramp to:-

RAISED GROUND FLOOR Exclusive private front door leading through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, sunken spotlights, utility cupboard with plumbing for washing machine and space for dryer, wall mounted Gloworm boiler, radiator.

SPACIOUS OPEN PLAN LOUNGE - 6.1m x 3.66m (20'0" x 12'0") North/East aspect benefitting from Town, River and distant Downland views. Comprising pvcu double glazed windows, laminate flooring, two radiators, tv point, sunken spotlighted, pvcu double glazed door leading out onto:-

SPACIOUS BALCONY Benefitting from River, Town and distant Downland views.

OPEN PLAN MODERN KITCHEN - 2.97m x 2.36m (9'9" x 7'9") Comprising roll edge laminate worksurfaces with cupboards below, matching eye level cupboards with recessed lighting, inset four ring with Bosch oven below, having an extractor fan over, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, matching integrated dishwasher, space for fridge/freezer, sunken spotlights, extractor fan, tiled flooring.

MASTER BEDROOM - 3.66m x 3.38m (12'0" x 11'1") South/West aspect. Comprising pvcu double glazed window with fitted blinds, radiator, laminate flooring, built in mirrored wardrobe with hanging rail and shelving, tv point, telephone point.

BEDROOM TWO - 2.62m x 2.49m (8'7" x 8'2") South/West aspect. Comprising pvcu double glazed window, laminate flooring, tv point, telephone point.

MODERN BATHROOM - 2.44m x 1.96m (8'0" x 6'5") Comprising panel enclosed bath having a shower attachment over, contemporary hand wash basin with mixer tap, contemporary low flush wc with push button flush, wall mounted heated towel rail, tiled flooring, part tiled walls, sunken spotlights, extractor fan.

SECURE UNDERGROUND PARKING Allocated space

TENURE

Leasehold

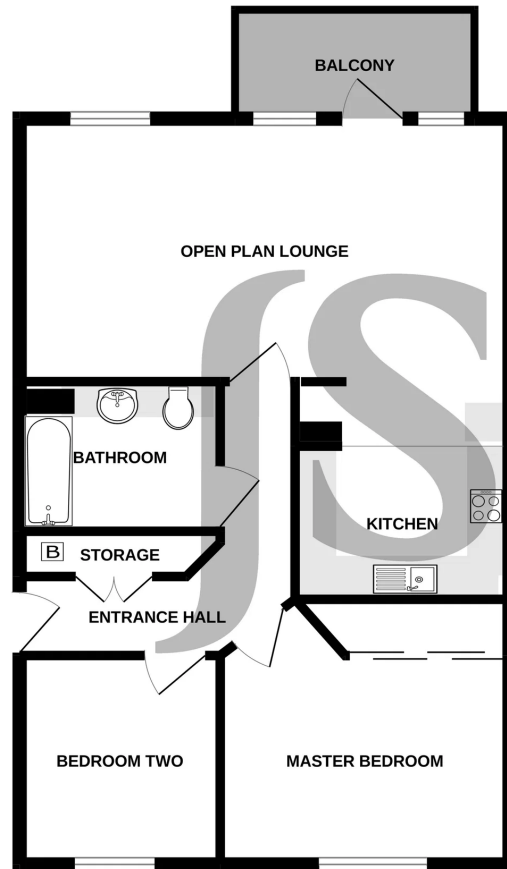
LEASE: 999 years from 1st January 2004 - 976 years remaining

MAINTENANCE: Approximately £3501.50 per annum

GROUND RENT: Approximately £250 per annum



RAISED GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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 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) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	