



## Anchor Close, Shoreham by Sea

Offers Over **£230,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** C

- Allocated Parking Space
- Gated Development
- Own Private Entrance
- Ensuite To Main Bedroom
- Two Double Bedrooms
- Spacious Lounge/Diner
- Open Plan Kitchen
- Long Lease
- Allocated Parking Space
- Potential For No Ongoing Chain

We are delighted to offer for sale this two double bedroom ground floor apartment situated in this popular gated development on Shoreham Beach

Conveniently situated close to River Adur and the foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.





**COMMUNAL ENTRANCE** Private front door through to:-

**ENTRANCE HALL** Comprising cupboard with hanging rail and shelving, further cupboard housing hot water cylinder and shelving, lvt flooring, radiator, two light fittings.

**SPACIOUS LOUNGE/DINING ROOM** South aspect. Comprising pvcu double glazed window, pvcu double glazed double doors out to communal areas, two ceiling light fittings, lvt flooring, feature fireplace with inset fire and attractive surround, two radiators. Opening through to:-

**FITTED KITCHEN** Comprising roll edge laminate work surface with matching base and eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with double oven below and extractor fan over, space for washing machine, space for fridge/freezer, radiator, ceiling light fitting with directable spotlights, extractor fan.

**BEDROOM ONE** South aspect. Comprising pvcu double glazed window, built in cupboard with hanging rail and shelving, single light fitting, radiator, carpeted flooring, door to:-

**ENSUITE SHOWER ROOM** Comprising low flush wc, pedestal hand wash basin, step in shower cubicle with integrated shower, radiator, fully tiled walls, vinyl flooring, ceiling light fitting, extractor fan.

**BEDROOM TWO** South aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting.

**BATHROOM** Comprising panel enclosed bath with integrated shower over, low flush wc, pedestal hand wash basin, fully tiled walls, vinyl flooring, ceiling light fitting, extractor fan.

**ALLOCATED PARKING SPACE** Bay12

## TENURE

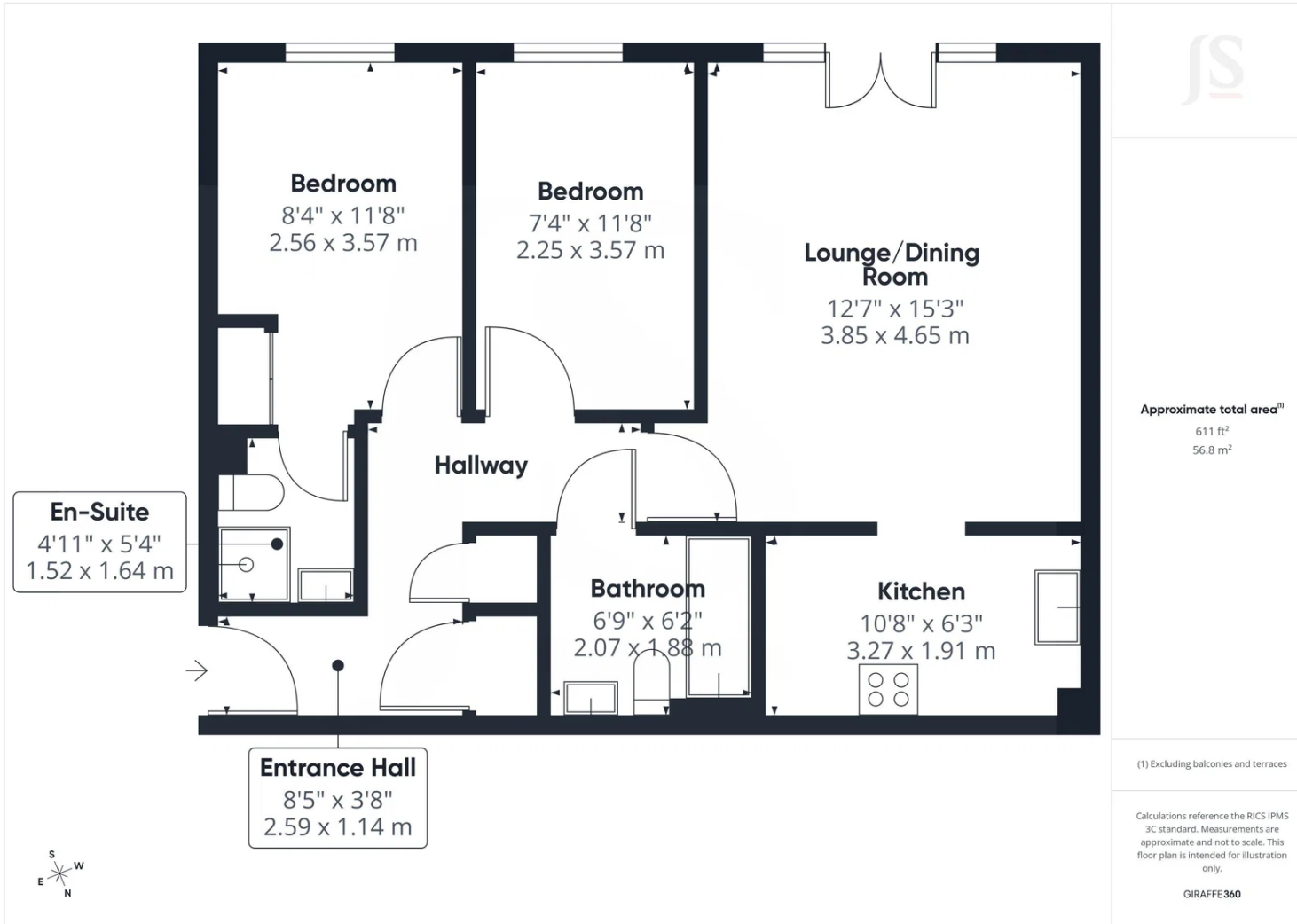
Leasehold

LEASE: 999 years from 1 January 2000 - Approximately 972 years remaining

MAINTENANCE: Approximately £1260.00 per annum

GROUND RENT: Zero



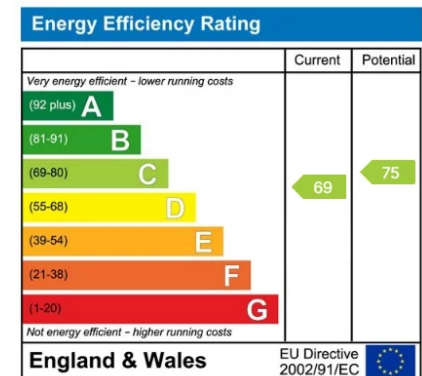


Approximate total area<sup>01</sup>  
611 ft<sup>2</sup>  
56.8 m<sup>2</sup>

(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.

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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.