

Riverside, Shoreham by Sea

£300,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedrooms
- South and North Facing Balconies
- Open Plan Lounge/Dining Room
- South Facing Main Bedroom
- Garage In Nearby Compound
- Fitted Bathroom
- Shoreham Beach Location
- Views Over River Adur And Shoreham Town Centre
- Gas Central Heating & Pvcu Double Glazing Throughout
- No Onward Chain

We are delighted to offer for sale this spacious two double bedroom first floor apartment situated in this desirable Shoreham Beach purpose built block benefitting from garage in compound.

Situated within close proximity of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.





COMMUNAL ENTRANCE Stairs or passenger lift to:-

FIRST FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising single light fitting, carpeted flooring, two storage cupboards with shelving one housing electric fuse box. Wall mounted telephone entry system, radiator.

LOUNGE/DINING ROOM South aspect. Comprising pvcu double glazed windows and sliding doors out onto feature South facing balcony, carpeted flooring, single light fitting, radiator.

SOUTH FACING BALCONY Having a decked flooring, overlooking Ferry Road and Atlantic Court gardens.

BEDROOM ONE South aspect. Comprising pvcu double glazed window and sliding door out to South facing balcony, radiator, carpeted flooring, single light fitting, fitted storage cupboard with hanging rail and shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window and double doors leading out onto North facing balcony, radiator, carpeted flooring, single light fitting.

NORTH FACING BALCONY Benefitting from panoramic views over River Adur, Shoreham Footbridge, Town Centre and onwards to the South Downs.

KITCHEN North aspect having views over River Adur, Shoreham Footbridge, Town Centre and onwards to the South Downs. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring gas hob with extractor fan over, space and provision for washing machine, matching fitted cupboard housing Ideal combination boiler, integrated freezer, space for fridge, large larder cupboard, space and provision for dishwasher, tiled splashbacks, vinyl flooring, single light fitting with directable spotlights, radiator.

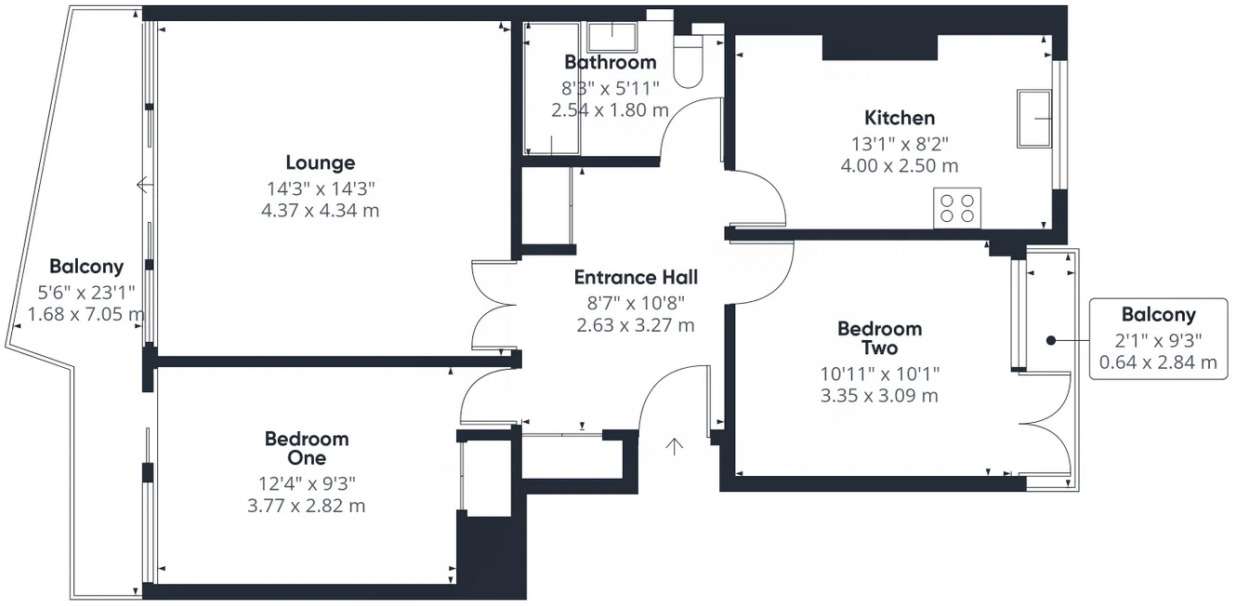
BATHROOM Comprising panel enclosed bath with integrated shower attachment over, fully tiled walls, radiator, towel rail, pedestal hand wash basin with mixer tap, low flush wc, two recessed light fittings, single light fitting with directable spotlights, vinyl flooring.

GARAGE In nearby compound with up and over door.

TENURE

Leasehold

LEASE: 999 years from 1 June 1976 - 948 years remaining
MAINTENANCE: Approximately £2120 per annum
GROUND RENT: To be confirmed



Approximate total area(1)

705 ft²
65.5 m²

Balconies and terraces

107 ft²
10 m²

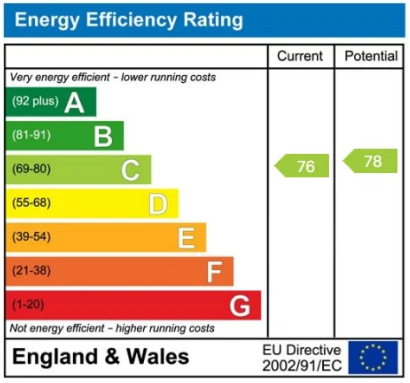
(1) Excluding balconies and terraces

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 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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