



Montague Court, Shoreham By Sea

Guide Price **£325,000**



Property Type: Flat

Bedrooms: 3

Bathrooms: 2

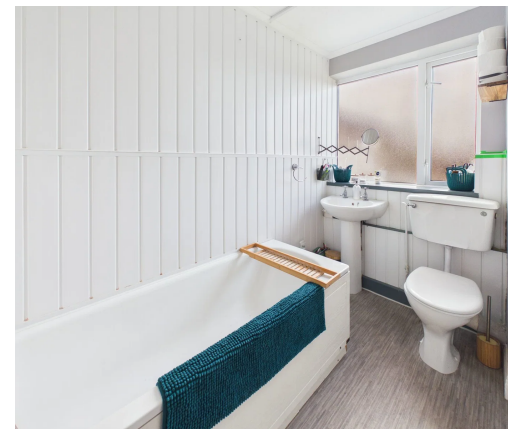
Receptions: 1

Council Tax Band: B

- Three Bedrooms
- South Facing Lounge
- Main Bedroom With Ensuite
- Spacious Kitchen
- Fitted Bathroom
- Garage In Nearby Compound
- Top Floor Apartment
- Desirable Shoreham Location
- Long Lease (Remainder of 999 Year Lease)
- Share Of Freehold

We are delighted to offer for sale this spacious three bedroom top floor flat situated in this desirable purpose built block benefitting from having a garage in a nearby compound.

Conveniently situated on level ground approx. 1 mile from the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station. The Holmbush Centre and Kingston Beach are both easily accessible, whilst Brighton and Worthing are to the east and west respectively, various buses run from nearby stops serving the surrounding area and beyond, with the coastline service a short walk away on the A259 Brighton Road.





COMMUNAL ENTRANCE With stairs leading to:-

SECOND FLOOR Private front door leading into:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, two storage cupboards with shelving, single light fitting.

DUAL ASPECT LOUNGE/DINING ROOM South and West aspect. Comprising two pvcu double glazed windows benefitting from attractive outlook onto mature trees and down Rectory Road, laminate flooring, three wall mounted light fittings, two radiators.

SPACIOUS KITCHEN North aspect. Comprising pvcu double glazed window, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, one and a half bowl ceramic sink unit with mixer tap, four ring electric hob, double eye level oven, wall mounted Worcester combination boiler, laminate flooring, space and provision for appliances include dishwasher, washing machine, tumble dryer, fridge/freezer. Single light fitting with directable spotlights, part tiled splash backs, wood paneled splash backs.

BEDROOM ONE North and east aspects. Comprising pvcu double glazed windows, radiator, single light fitting, carpeted flooring, fitted wardrobe with hanging rail and shelving, door through to:-

ENSUITE SHOWER ROOM North aspect. Comprising obscure pvcu double glazed window, vinyl flooring, low flush wc, walk in shower cubicle with integrated shower attachment over, hand wash basin with splash back, single light fitting.

BEDROOM TWO East and south aspect. Comprising pvcu double glazed windows, radiator, carpeted flooring, single light fitting, built in storage cupboard with hanging rail and shelving, coving.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, single light fitting, newly fitted carpeted flooring, coving.

MODERN BATHROOM North aspect. Comprising obscure pvcu double glazed window, low flush w/c, pedestal hand wash basin, panel enclosed bath with integrated shower, radiator, vinyl flooring, coving, single light fitting.

GARAGE IN NEARBY COMPOUND Having an up and over door.

TENURE

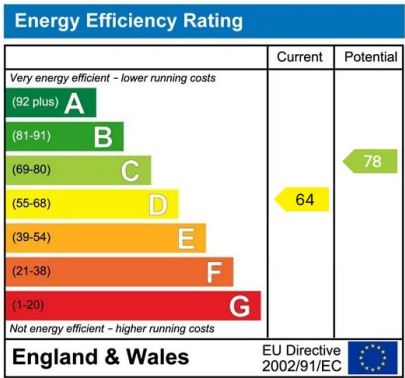
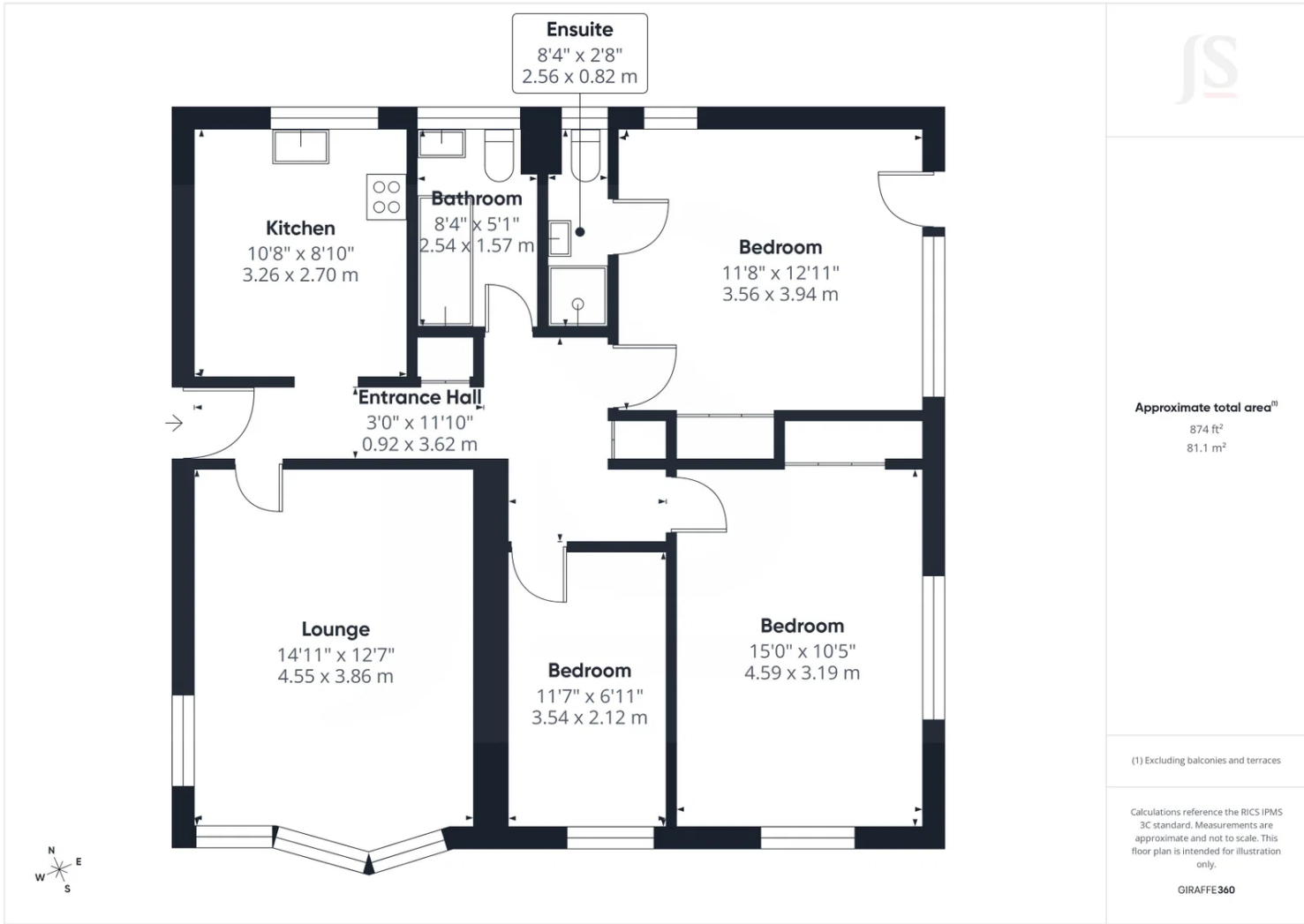
Leasehold

LEASE: 999 years from 25 December 1960 - Approximately 933 years remaining.

MAINTENANCE: Approximately £1860 per annum

GROUND RENT: Zero





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.