



**Swift House, Coral Close, Shoreham-By-Sea, BN43 6AZ**  
**Guide Price £280,000**

# Swift House, Coral Close, Shoreham By-Sea, BN43 6AZ

## The Property & Area

Nestled within the popular Southlands Hospital development, built circa 2012, this modern two-double bedroom first floor apartment in Swift House offers an exceptional opportunity for buyers seeking contemporary living in Shoreham-By-Sea. This property presents a fantastic blend of comfort, convenience, and style, all offered with the significant advantage of no onward chain.

The apartment boasts a thoughtfully designed layout, commencing with a large entrance hallway that leads into the heart of the home: a bright and spacious open-plan kitchen, living, and dining space. This double aspect area is flooded with natural light, creating an inviting atmosphere perfect for both relaxation and entertaining. The modern kitchen is well-appointed, providing ample storage and workspace, seamlessly integrating with the living and dining areas to foster a truly communal feel.

Accommodation comprises two generously sized double bedrooms. The principle bedroom benefits from a private en-suite shower room, offering a touch of luxury and convenience. An additional, well-appointed family bathroom serves the second bedroom and guests, ensuring comfort for all residents. Both bedrooms are designed to maximise space and light, with the principle bedroom also enjoying a desirable double aspect.

Further enhancing the practicality of this superb apartment is a separate utility or storage cupboard, providing valuable extra space for household essentials. Externally, residents will appreciate the inclusion of an allocated parking space, a highly sought-after feature in this popular location as well as a communal bike & bin store.

The property's location is undeniably a major draw. Situated under a mile from the comprehensive Holmbush Shopping Centre, residents have easy access to a wide array of retail options. For commuters and those wishing to explore the local area, Shoreham Mainline Railway Station is just 0.9 miles away, offering excellent transport links. Shoreham Town Centre, with its vibrant array of shops, cafes, and restaurants, is also within a convenient 0.9-mile radius, providing a rich local experience.

This first floor apartment in Swift House represents an ideal purchase for first-time buyers, downsizers, or investors looking for a well-maintained, modern property in a popular Shoreham location. The absence of an onward chain simplifies the buying process, making this an even more attractive proposition. For more information or to book to view please call our Shoreham office on 01273 661 577.

### Material Information

Tenure - Leasehold

Lease Length - 125 Years from 1st January 2011 (110 years remaining)

Service Charge - June 2025 - June 2026 - £3,221.34

Ground Rent - £325.84 pa

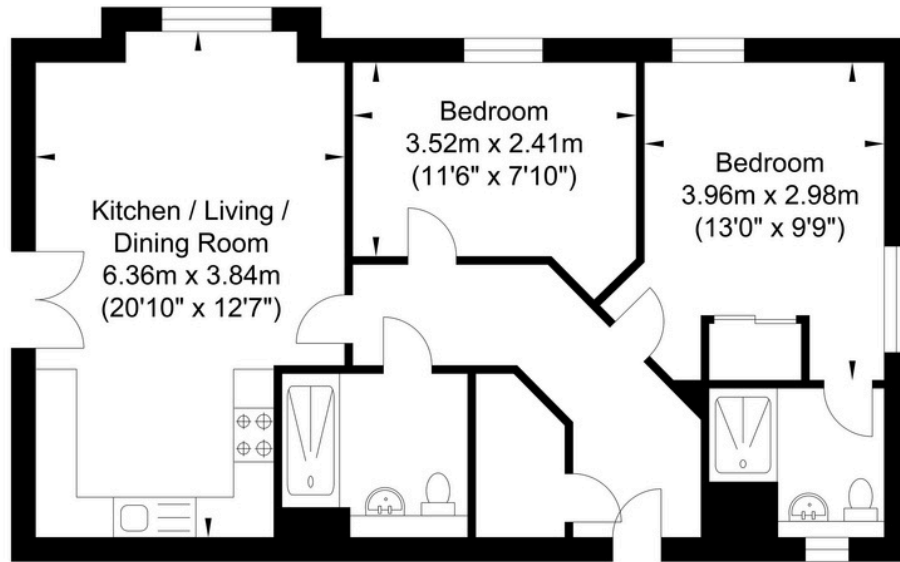
Council Tax Band - B

EPC Rating - TBC



# Floorplan

## Coral Close, Shoreham-by-Sea

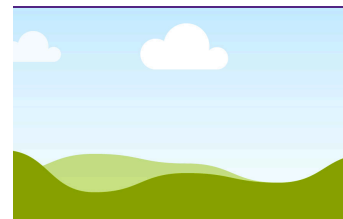


Approximate Floor Area  
650 sq ft  
(60.30 sq m)



Approximate Gross Internal Area = 60.30 sq m / 650 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



**Please note:**  
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



# Oakley

Your Sussex Property Expert

Shoreham Property Hub  
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
www.oakleyproperty.com  
shoreham@oakleyproperty.com

We also have offices in:  
Lewes  
Brighton & Hove

Get in touch to book a viewing or valuation of  
your own property

