



Swift House, Coral Close, Shoreham-By-Sea, BN43 6AZ
Offers Over £260,000

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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 Shorrham 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

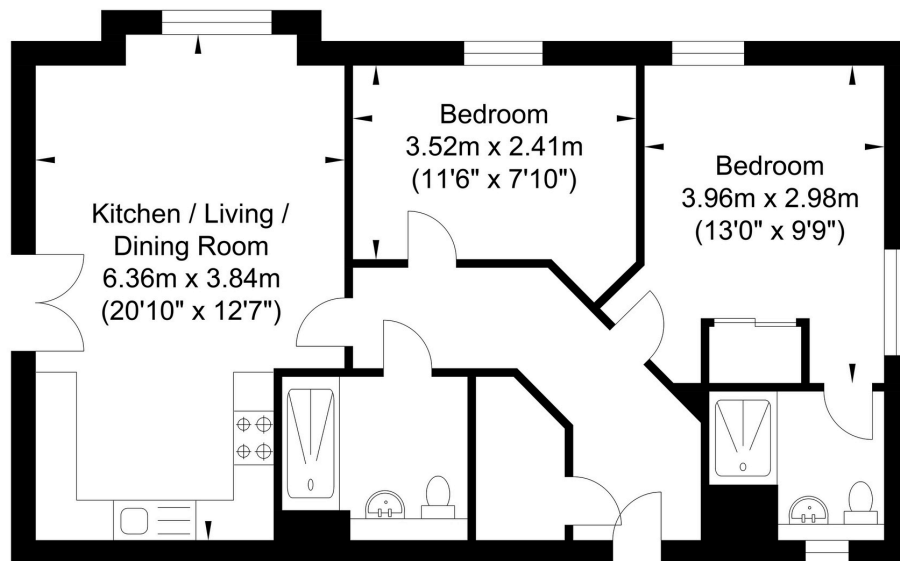
Council Tax Band - B

EPC Rating - B-81



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.



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Shoreham Property Hub
01273 661 577
6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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