



Buckingham Road, Shoreham by Sea

Offers Over **£95,000**



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

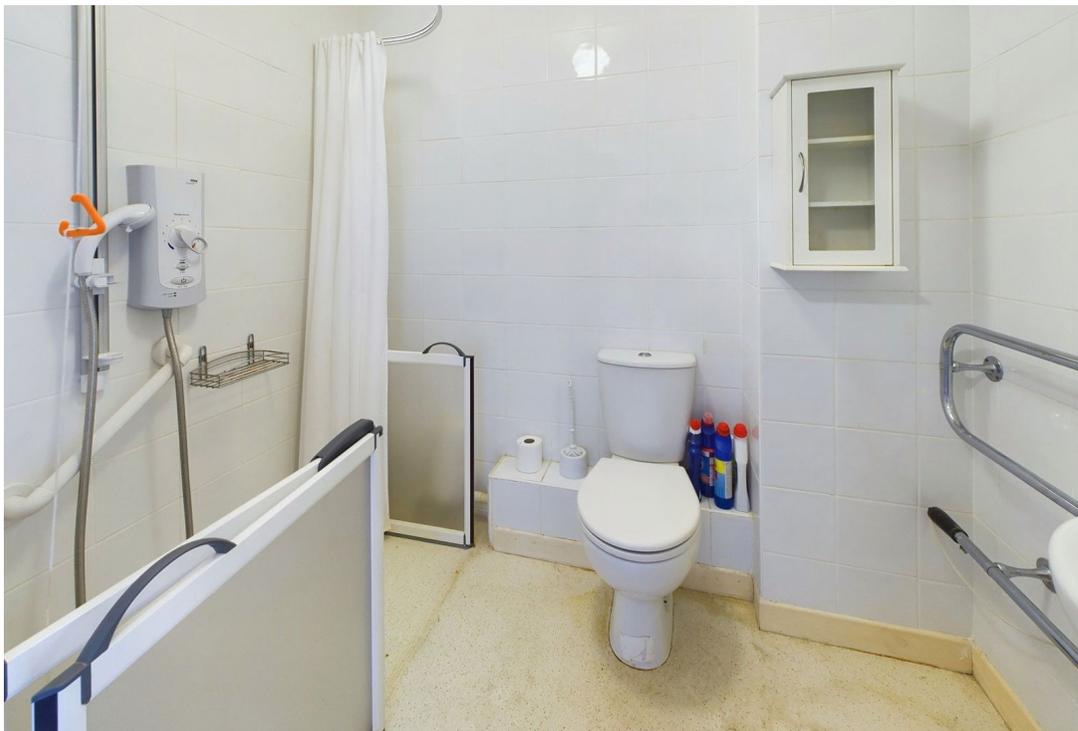
Council Tax Band: C

- One Double Bedroom
- Fitted Wet Room
- Modern Kitchen
- Pleasant Views Of Communal Gardens
- Top Floor Apartment
- No Ongoing Chain
- Communal Lounge
- Shoreham Centre And Train Station Within Walking Distance
- Communal Gardens
- Communal Lounge & Laundry Facilities

We are delighted to offer for sale this one double bedroom top floor apartment benefitting from lift access and views over communal gardens situated in this popular warden assisted development in the central of Shoreham



Conveniently situated within a short walk of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Downs or up the Adur Valley



COMMUNAL ENTRANCE Passenger lift or stairs to:-

SECOND FLOOR Private front door through to:-

ENTRANCE HALL Comprising carpeted flooring, wall mounted telephone entry system, single light fitting, ceiling mounted smoke detector, loft hatch access, coving, built in storage cupboard with hot water tank and shelving, electric fusebox.

DUAL LOUNGE/DINING ROOM East and South aspect with pleasant views over communal gardens. Comprising pvcu double glazed windows, carpeted flooring, wall mounted electric heater, coving, single light fitting, emergency pull cord, granite work surface with cupboards below with matching cupboards, opening through to:-

MODERN FITTED KITCHEN Comprising granite work surfaces with cupboards below and matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, inset four ring Neff electric hob with extractor fan over, integrated Neff eye level oven, integrated dishwasher.

BEDROOM East aspect. Comprising pvcu double glazed window, carpeted flooring, coving, single light fitting, built in wardrobe with hanging rail and shelving, night storage heater.

WET ROOM Comprising low flush wc, pedestal hand wash basin, extractor fan, single light fitting, coving, vinyl flooring, wall mounted electric Mira shower with attachment.

COMMUNAL FACILITIES Include lounge, laundry room, drying area, gardens and onsite parking.

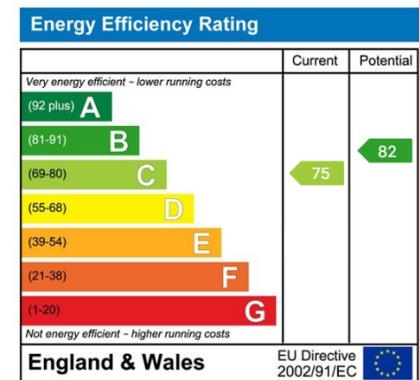
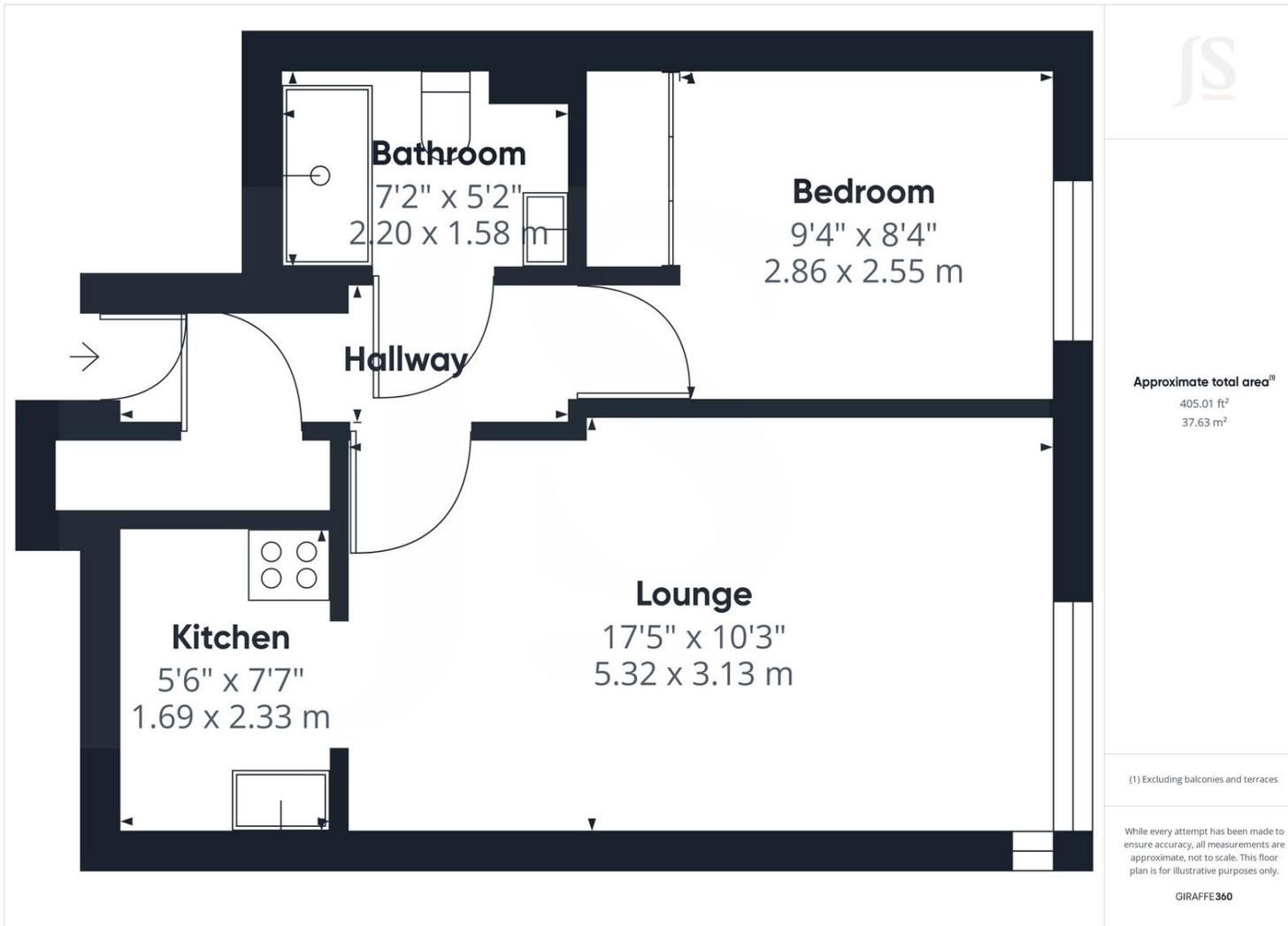
TENURE

LEASE - 125 years commencing 12.11.1986 and there are 85 years remaining.

MAINTENANCE - Approximately £3197 per annum, paid quarterly

GROUND RENT - Approximately £75 per annum paid half yearly.





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.