



Weppons, Ravens Road, Shoreham By Sea

Offers Over **£260,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

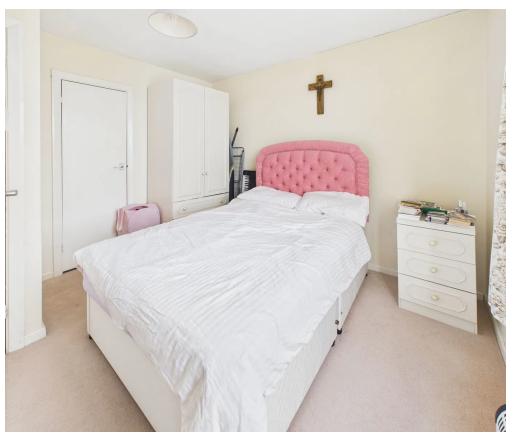
Tenure: Leasehold

Council Tax Band: B

- Two Double Bedrooms
- Within Walking Distance To Shoreham
- West Facing Balcony
- Share In The Management Company
- Garage
- No Ongoing Chain
- Double Glazed Throughout
- Top Floor Apartment
- Short Walk Into Shoreham Centre

We are delighted to offer for sale this two double bedroom apartment in central Shoreham with a West facing balcony.

Conveniently situated on level ground and within easy walking distance of the centre of Shoreham with its mainline railway station, health centre, library and comprehensive shopping facilities. There is a footbridge from the centre of Shoreham over the River Adur to Shoreham Beach.





COMMUNAL ENTRANCE Stairs up to:-

SECOND FLOOR Private front door through to:-

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

LOUNGE West aspect. Comprising pvcu double glazed window and pvcu double glazed door leading out to balcony, two light fittings, radiator, carpeted flooring.

KITCHEN East aspect. Comprising pvcu double glazed windows, curve edge laminate work surfaces with eye level cupboards, stainless steel sink unit with drainer board and chrome taps, space and provision for appliances include cooker/oven, fridge/freezer, washing machine, dishwasher. Larder cupboard with shelving, laminate flooring, single light fitting.

BATHROOM East aspect. Comprising obscure pvcu double glazed windows, panel enclosed bath, high flush wc, pedestal hand wash basin, heated towel rail, part tiled walls, single light fitting, laminate flooring.

BEDROOM ONE North aspect. Comprising obscure pvcu double glazed window with distance downland views, single light fitting, radiator, carpeted flooring, built in storage cupboard with hanging rail and shelving.

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

GARAGE IN NEARBY COMPOUND Benefitting from an up and over door.

TENURE

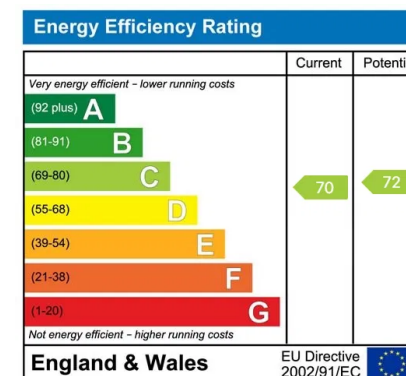
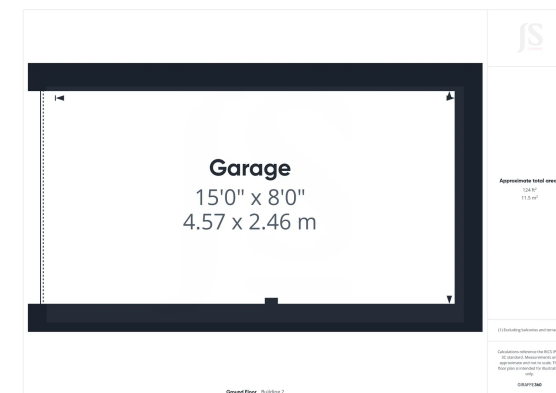
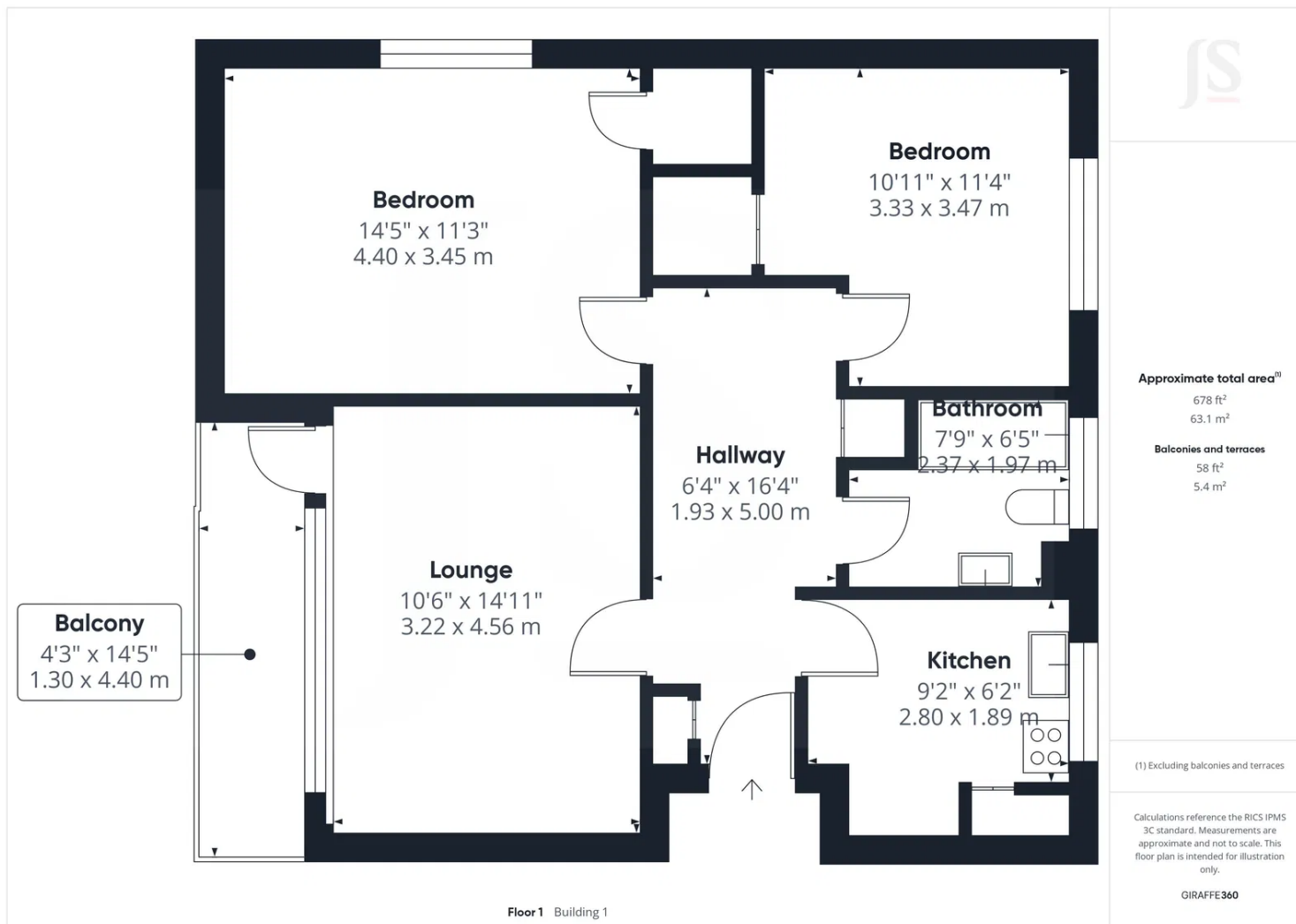
Leasehold - With Share Of Management Company

LEASE: 999 Years from 1 May 1963 - Approximately 936 years remaining

MAINTENANCE: £1500 per annum

GROUND RENT: £5 per annum





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.