



6 Woodview Court, Woodview, Shoreham-By-Sea, BN43 6AL  
£1,200 Per Calendar Month

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We are delighted to present this rare and most charming second-floor apartment in the sought-after Woodview Court. This development in Shoreham is home to the fascinating remains of what was once a grand estate during the 17th and 18th centuries. Situated just a short distance from the town centre and local amenities. Upon entering, you'll find a spacious reception room; The flat features two bedrooms: a generous double with fitted wardrobes and a good-sized single. The bathroom is well-appointed, with an electric shower over the bath. The fitted kitchen includes both wall and base units, an electric oven, and washing machine and fridge/freezer are available if required. This property is available for a long-term let from mid to late April. The block also benefits from a communal courtyard for tenants to use. Council Tax Band: C. EPC: E.

- Two bedroom flat
- Available mid-end of December
- Desirable location
- Communal courtyard maintained by management
- On street parking





### **Lounge**

4.1 x 5.05 (13'5" x 16'6")

### **Bedroom 1**

3 x 3.8 (9'10" x 12'5")

### **Bedroom 2**

2.9 x 2.8 (9'6" x 9'2")

### **Bathroom**

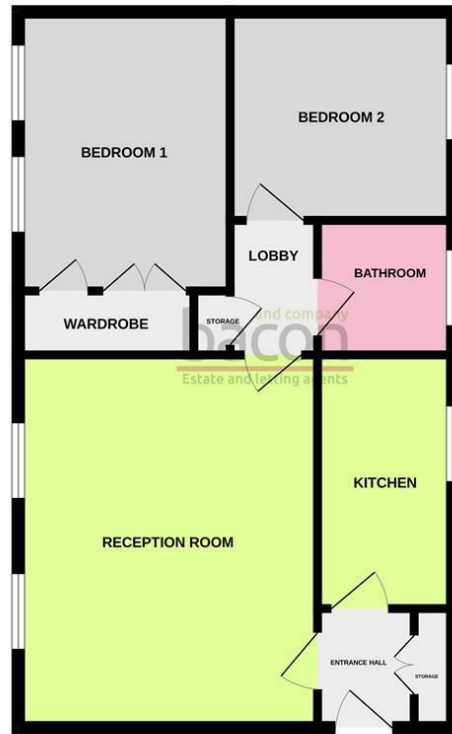
1.7 x 1.8 (5'6" x 5'10")

### **Kitchen**

3.2 x 1.8 (10'5" x 5'10")



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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