

Broad Reach Mews, Shoreham By Sea

£475,000

Jacobs | Steel









Property Type: Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

Council Tax Band: D

- Two Double Bedrooms
- Ground Floor Apartment
- Direct River Adur Views
- Main Bedroom With Ensuite
- Modern Fitted Bathroom
- Open Plan Kitchen / Lounge / Dining Room
- Courtyard Garden
- Allocated Parking Space
- Popular Shoreham Centre Location
- Long Lease

We are delighted to offer for sale this two double bedroom ground floor apartment benefitting from direct River Adur views and private courtyard.

Situated in the heart of Shoreham town centre offering a range of cafes, restaurants, shops and local amenities such as the health centre, library. Shoreham mainline train station is within close proximity giving access to Brighton, Worthing and London. As well as the 700 and Brighton and Hove bus service connecting you to Worthing, Steyning, Hove and Brighton. The property benefits from being close to the River Adur walk, whilst Shoreham Beach is only a short walk over the footbridge.





ENTRANCE HALL Comprising radiator, carpeted flooring, spotlights leading through to :-

INTERNAL HALLWAY Comprising carpeted flooring, spotlights, storage cupboard, utility cupboard having space and plumbing for washing machine also housing wall mounted Baxi boiler.

BEDROOM TWO Comprising pvcu double glazed window, radiator, carpeted flooring, single ceiling light fitting.

BEDROOM ONE Comprising pvcu double glazed window, radiator, carpeted flooring, built in wardrobe with mirrored sliding doors, single ceiling light fitting, door to:-

ENSUITE SHOWER ROOM Comprising vinyl flooring, wall hung hand wash basin, hidden cistern low flush wc, part tiled splash back, step in shower cubicle with integrated shower and fully tiled walls, chrome ladder style heated towel rail, spotlights, extractor fan.

OPEN PLAN LOUNGE/KITCHEN

Lounge Area: Benefitting from direct views over the Rover Adur. Comprising pvcu double glazed windows and double doors out onto private patio, two radiators, carpeted flooring, single ceiling light fitting.

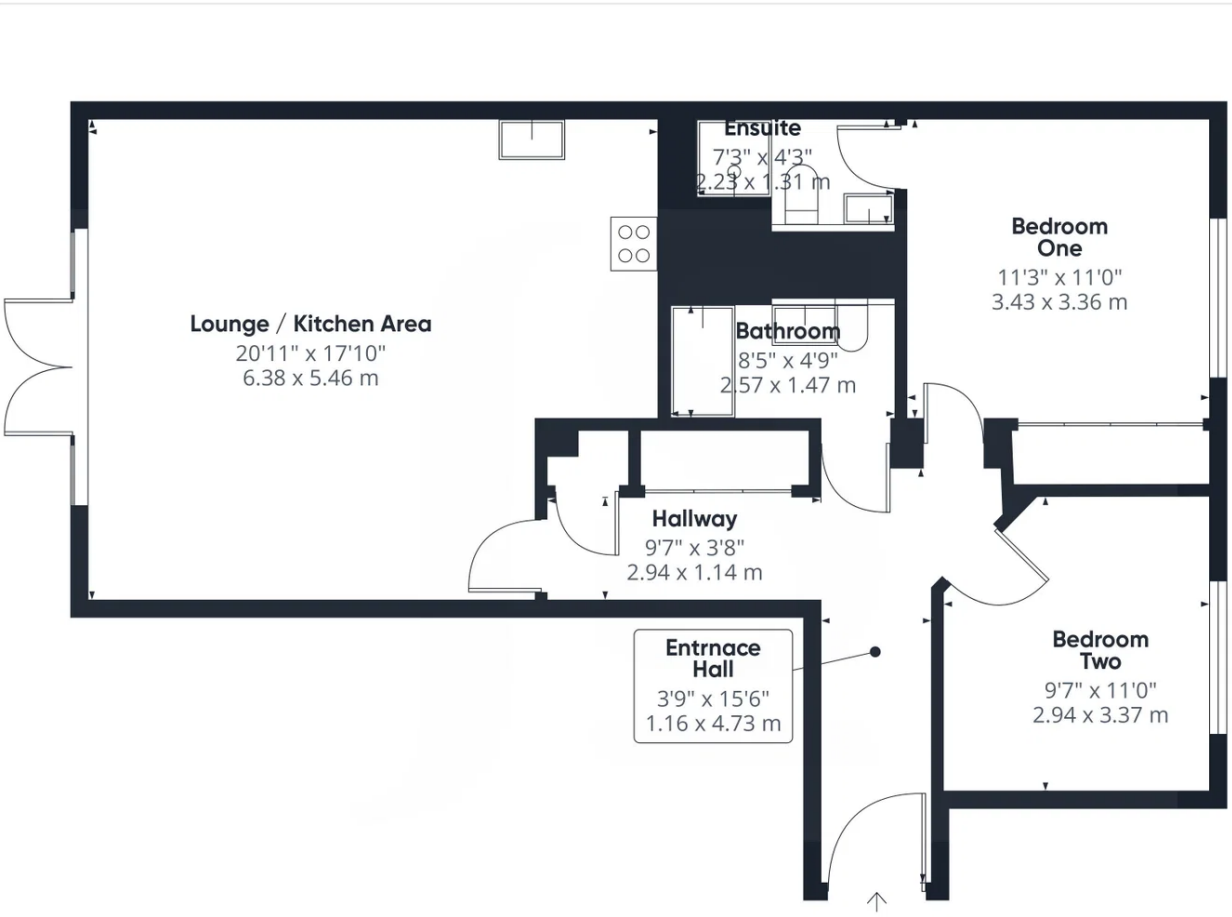
Kitchen Area: Comprising vinyl flooring, modern range of fitted cupboards and drawers, wood effect laminate work surface with inset one and a half bowl stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with oven below and extractor fan over, space for fridge/freezer, spotlights.

PRIVATE PATIO Being laid to decking having space for table and chairs, stepping down to pebble area with space for various pots, having impressive direct views over the River Adur and onwards to the South Downs.

TENURE

Leasehold
LEASE: Approximately 978 years remaining
MAINTENANCE: Approximately £2900 per annum
GROUND RENT: £120 Per annum

ALLOCATED PARKING SPACE



Approximate total area(1)

807 ft²

75.1 m²

(1) Excluding balconies and terraces

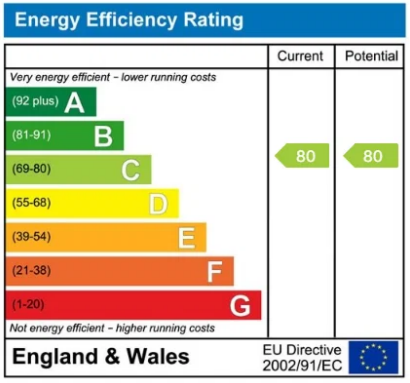
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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