

Hyman

Estate & Letting



Hill

Agent

5 Jevington Court, Kingston Lane, Shoreham-by-Sea, West Sussex, BN43 6RS

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£210,000 - Leasehold

“ Top floor flat with direct sea views, newly fitted kitchen, newly fitted bathroom and Garage ”

Hyman Hill is delighted to offer for sale this very well presented ONE DOUBLE BEDROOM top floor flat benefiting from direct sea views and garage in the compound. The property benefits from a good-sized lounge with direct sea views opening onto a recently refitted kitchen also with direct sea views. There is a double bedroom to the rear of the flat and a newly fitted bathroom. The outside comprises of well-maintained communal gardens and a garage in the compound. Located opposite Kingston Beach this property offers a lifestyle purchase for any first-time buyer or a buy to let landlord. Viewing is a must.

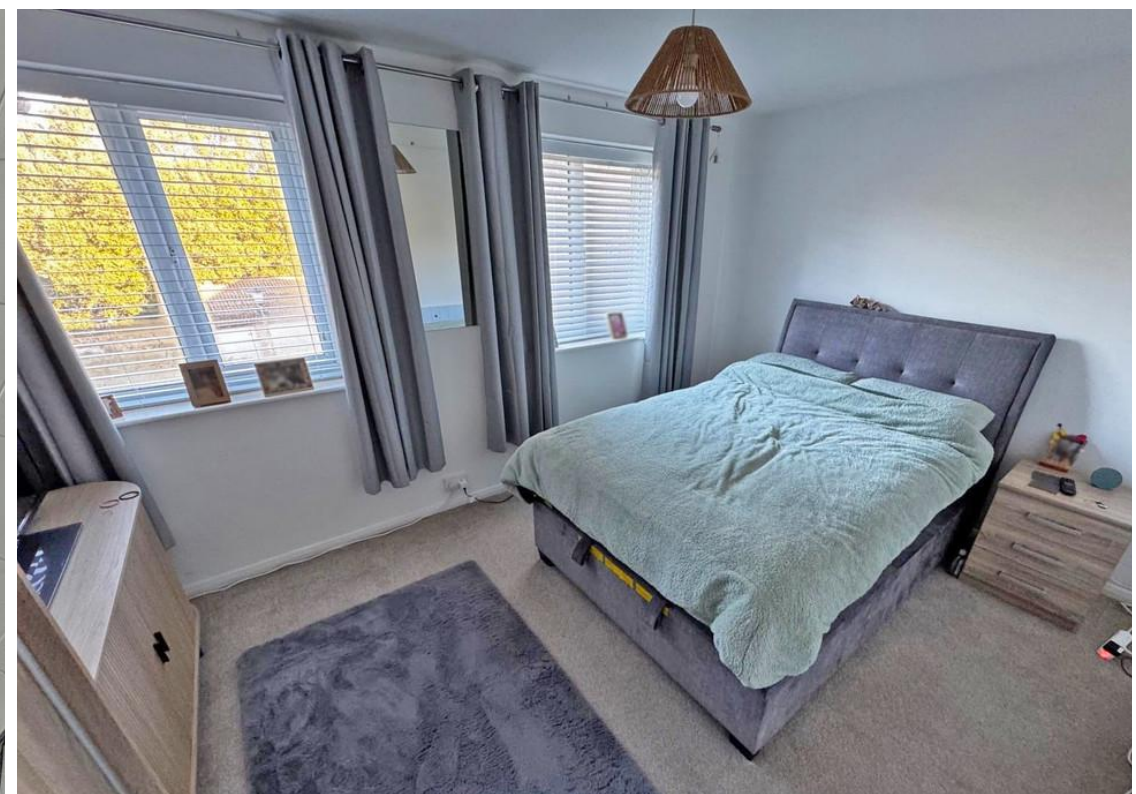
Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham benefits from a range of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Top floor flat
 - One double bedroom
 - Direct sea views
 - Refitted kitchen
 - Refitted bathroom
 - Garage
 - Near Kingston beach
 - Viewing is a must







Top Floor



Total area: approx. 38.4 sq. metres (413.4 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Useful Information

Council Tax Band: A – £1,613.50 per annum

Tenure: Share of Freehold (973 years remaining)

Service Charge - £2,200 per annum

Local Authority: Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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