



Western Road, Shoreham by Sea
Offers Over £200,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: B

- First Floor Apartment
- One Double Bedroom
- South Facing Balcony
- Separate Kitchen
- Modern Bathroom
- Central Shoreham Location
- Short Walk To Shoreham Mainline Station
- No Onward Chain
- New 999 year lease

We are delighted to offer for sale this one bedroom first floor apartment located in central Shoreham benefitting from a South facing Balcony.

Ideally situated just off Brunswick Road, forming part of this charming older style development, positioned within the heart of Shoreham, being a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.





COMMUNAL ENTRANCE Stairs leading up to:-

FIRST FLOOR Private front door into:-

HALLWAY Comprising laminate flooring, single light fitting.

SOUTH FACING LOUNGE South aspect. Comprising pvcu double glazed windows into bay and French doors out to South facing balcony, laminate flooring, radiator, wall mounted telephone entry system, single light fitting.

SOUTH FACING BALCONY Having distant roof top views towards St Mary De Haura Church.

FITTED KITCHEN North aspect. Comprising pvcu double glazed window, laminate flooring, roll edge laminate work top with matching base and eye level cupboards, part tiled splashback, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated four ring electric hob with Bosch electric oven below and extractor fan over, integrated fridge/freezer, space and provision for washing machine, cupboard housing hot water tank and fuse board, radiator, ceiling mounted directable spotlights.

BEDROOM North aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator.

MODERN BATHROOM Comprising panel enclosed bath with mixer tap and integrated shower and shower attachment over, fully tiled walls, wall mounted hand wash basin with mixer tap, low flush wc, chrome heated towel rail, extractor fan, ceiling light fitting.

TENURE

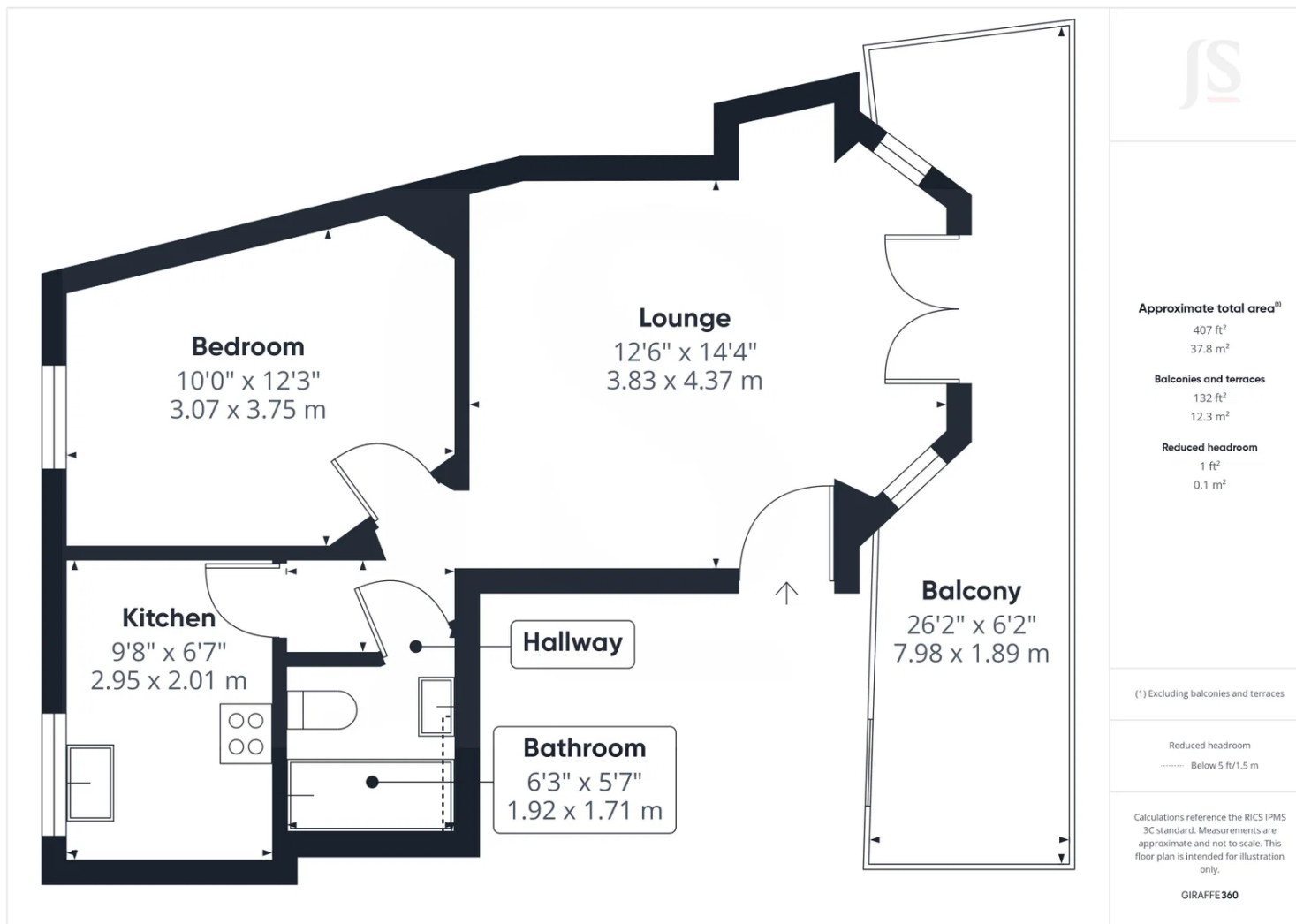
Share of freehold

LEASE: New 999 year lease

MAINTENANCE: Approximately £1000 per annum

GROUND RENT: Zero





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.