



Swift House, Coral Close, Shoreham-By-Sea, BN43 6AZ
Offers Over £210,000

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The Property & Area

This superb one-bedroom purpose-built first-floor flat in Swift House, on the Southland hospital development in Shoreham, offers an exceptional opportunity for first-time buyers, downsizers, or investors. The property is in fantastic condition throughout, is very well maintained and ready for immediate occupation, requiring no further work.

Upon entering, you are greeted by a spacious and welcoming entrance hallway, which immediately sets a tone of quality. This generous space includes a practical utility cupboard, perfect for laundry appliances, alongside additional storage solutions, ensuring a clutter-free living environment. The thoughtful design maximises functionality and comfort from the moment you step inside.

The heart of this home is undoubtedly the triple aspect open-plan lounge, kitchen, and diner. This bright and airy space is flooded with natural light from multiple windows, creating an inviting atmosphere for relaxation and entertaining. The modern fitted kitchen is well-appointed with contemporary units and integrated appliances, offering both style and practicality for everyday cooking. The dining area seamlessly connects to the lounge, which benefits from a charming Juliette balcony, providing a pleasant outlook over the communal gardens and allowing fresh air to circulate. This versatile layout is perfect for modern living, whether you are hosting guests or enjoying a quiet evening in.

This property offers a well-proportioned double bedroom. This comfortable space features convenient fitted wardrobes, providing ample storage space and contributing to the room's clean and uncluttered aesthetic. The bedroom offers a peaceful retreat, ensuring a good night's sleep.

The flat also benefits from a modern fitted bathroom, complete with contemporary fixtures and fittings. The design is sleek and functional, offering a refreshing space to unwind. Every detail has been considered to provide a comfortable and stylish living experience.

Externally, residents benefit from an allocated parking space, a highly sought-after feature in this popular location, ensuring convenience and peace of mind. Furthermore, there is access to well-maintained communal gardens, offering a tranquil outdoor space to enjoy.

The property's location is highly advantageous, being approximately one mile from Shoreham Mainline Railway Station and the bustling town centre, providing excellent transport links and access to a wide array of shops, cafes, and amenities. For larger retail needs, the Holmbush Shopping Centre is just a five-minute drive away, offering a comprehensive selection of stores. This property truly combines modern living with superb convenience, making it an outstanding choice for discerning buyers.

Material Information

Tenure - Leasehold

Lease Details - 125 years from 1 January 2011 (109 years remaining)

Ground Rent - Ground rent - £260 (Oct 26 - Sept 27)

Service Charge - Breakdown below:

1,627.84 + 1,627.84 = £3,255.69 (Dec 25 - Nov 26)

subtract rebates from previous year - £442.88

= £2,812.81 total paid for Dec 25 - Nov 26

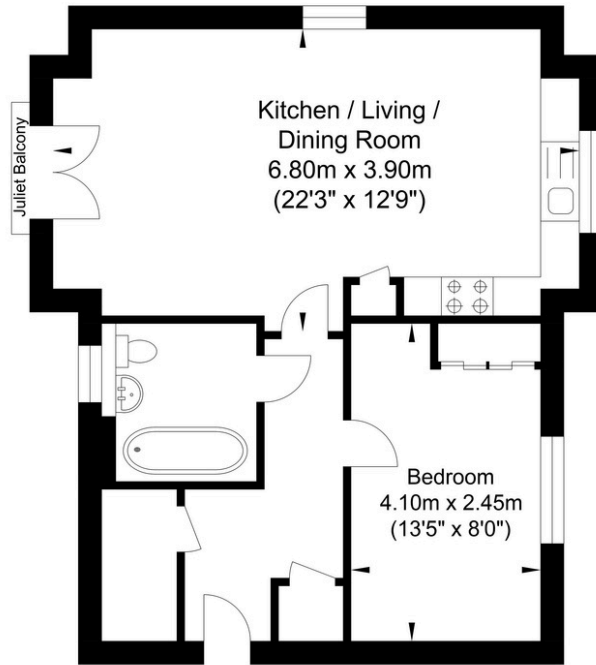
EPC Rating - 81B

Council Tax Band - B



Floorplan

Coral Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
513.33 sq ft
(47.69 sq m)

Approximate Gross Internal Area = 47.69 sq m / 513.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Please note:
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Energy Performance Certificate

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



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