

22 Normans Court, Downsway, Shoreham-By-Sea, BN43 5FT

Spencer
& Leigh



**22 Normans Court, Downsway,
Shoreham-By-Sea, BN43 5FT**

Price £189,950 - Leasehold - Share of Freehold

- Purpose built first floor flat
- Private front door with own stairs
- Spacious living room with views over open Green
- White fitted kitchen with built in oven & hob
- White bathroom suite with WC
- Double bedroom with built in wardrobes
- Residents parking
- No ongoing chain
- Double glazing & gas central heating
- Share of Freehold, Long remaining lease

Offered for sale with no ongoing chain is this spacious purpose built first floor flat, with residents parking, a Share of the Freehold and a long remaining lease. This flat is a perfect first time purchase or buy to let opportunity. The flat features it's own street entrance and private front door with personal staircase to the first floor. From here there is a spacious living room with plenty of space for sofa's and a table and chairs. The double glazed window overlooks the front of the property with pleasant views over an open Green. The kitchen is equipped with white fitted units and built in appliances including an oven & hob. There is a spacious double bedroom which overlooks the rear of the property and benefits from built in wardrobe cupboards. The bathroom has a white fitted suite with WC. Outside at the rear of the property there is residents parking. The property is an end of terrace home of brick and tile elevations beneath a tiled roof with double glazed windows, which minimises the need for expensive maintenance bills. Viewing is highly recommended to fully appreciate this great apartment which is exclusive to Spencer & Leigh.



Set in a beautiful location for riverside walks and easy access to the South Downs. There is a choice of Primary Schools in the local vicinity including St Nicolas & St Peter's and Shoreham Academy. Shoreham High Street is a popular place to be with bars, cafes and restaurants and larger stores can be found at the nearby Holmbush Shopping Centre. Shoreham Train Station is also just over a mile away with links to Brighton & Worthing.



Entrance

Stairs rising to First Floor

Entrance Hallway

Living/Dining Room
16'11 x 14'11

Kitchen
13'4 x 5'5

Bedroom
11'10 x 9'1

Bathroom

Property Information
948 years remaining on the lease - SOF
Service Charge as and when required
Peppercorn Ground Rent
Council Tax Band B: £1,902.30 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Residents Parking and un-restricted on street parking
Broadband: Standard 13 Mbps, Superfast 45 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

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Council:- ADUR
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Normans Court



Ground Floor
Approximate Floor Area
41.01 sq ft
(3.81 sq m)

First Floor
Approximate Floor Area
456.93 sq ft
(42.45 sq m)

Approximate Gross Internal Area = 46.26 sq m / 497.94 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.