

Pashley Court, Surry Street, Shoreham by Sea

Offers Over **£220,000**

Jacobs | Steel









Property Type: Flat

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

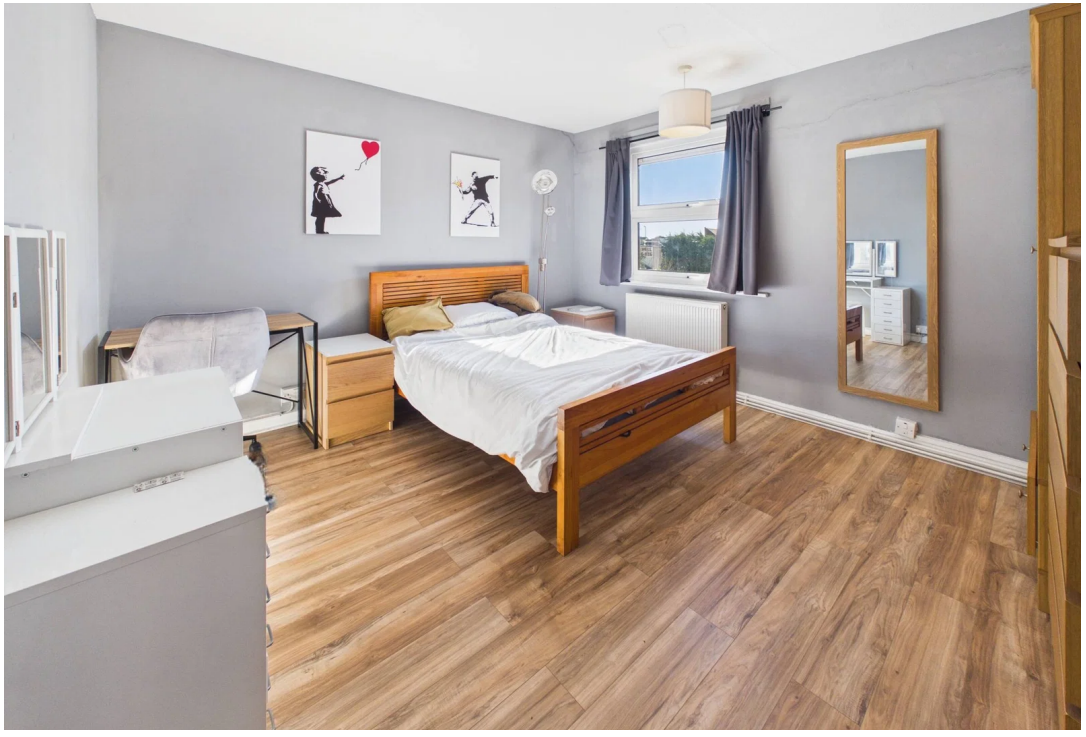
Council Tax Band: B

- Three Double Bedrooms
- West Facing Balcony
- No Ongoing Chain
- Spacious Kitchen
- Separate Wc
- Resident Parking (On First Come First Serve Basis)
- Short Walk To Mainline Railway Station
- Close To Shoreham Town Centre
- Short Walk To Footbridge Leading Over To Beach Access

We are delighted to offer for sale this three bedroom second floor flat situated in central Shoreham benefitting from private balcony.

Conveniently situated in the heart of Shoreham Town Centre with its comprehensive Shopping facilities, Health Centre Library and Mainline Railway Station. A short walk away there is a footbridge which leads over the River Adur and onto Shoreham Beach.





COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted cupboard housing the electric fuse board and meters, large storage cupboard with shelving, single ceiling light fitting.

LOUNGE West aspect. Comprising pvcu double glazed windows, wall mounted double radiator, single ceiling pendant light fitting, serving hatch through to Kitchen. Pvcu double glazed French doors leading out onto:-

WEST AND NORTH FACING BALCONY Benefitting from a wooden handrail and enclosed balustrade.

DOUBLE ASPECT KITCHEN West and North aspect. Comprising pvcu double glazed windows, serving hatch through to Lounge, wall mounted double radiator, wall mounted Vaillant combination boiler. Fitted square edge laminate work surfaces with cupboards below and matching eye level cupboards, stainless steel single drainer sink unit with mixer tap, integrated Bosch oven, integrated Miele induction hob with extractor fan above. Space and provision for washing machine, dishwasher, tumble dryer and fridge freeze. Part tiled splashbacks, wood effect laminate flooring.

BEDROOM ONE South aspect. Comprising pvcu double glazed window overlooking the communal garden, wall mounted double radiator, single pendant light fitting, wood effect laminate flooring.

BEDROOM TWO South aspect. Comprising pvcu double glazed window, wall mounted double radiator, single pendant light fitting, part coving, wood effect laminate flooring.

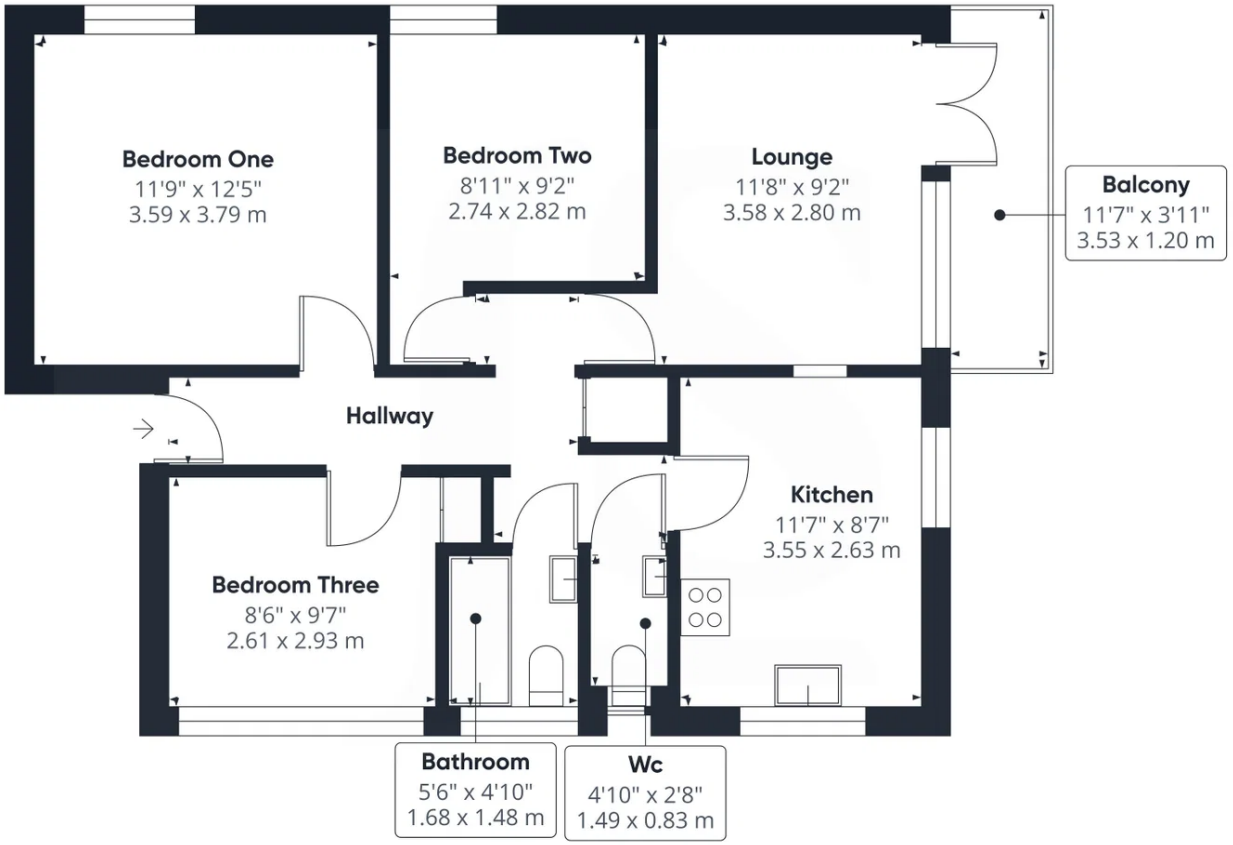
BEDROOM THREE North aspect. Comprising pvcu double glazed window, wall mounted radiator, single pendant light fitting, built in storage cupboard.

BATHROOM North aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath with individual taps and wall mounted electric Mira shower over, additional wall mounted shower with attachment, low flush wc, wall mounted hand wash basin with vanity unit below, white heated towel rail, fully tiled walls.

SEPARATE WC North aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted hand wash basin, single ceiling light fitting.

TENURE

Leasehold
LEASE: 125 Years From 17 October 1983 - Approximately 82 years remaining
MAINTENANCE: Approximately £913.16 per annum (as per 2025/2026)
GROUND RENT: £10 per annum



Approximate total area(1)

672 ft²

62.5 m²

Balconies and terraces

45 ft²

4.2 m²

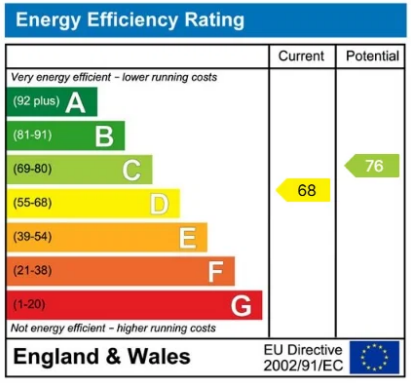
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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