



Little High Street, Shoreham by Sea

Offers Over **£240,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedrooms
- Modern Bathroom
- Spacious Entrance Hall
- Second Floor Apartment
- Secure Parking
- Balcony
- Large Utility/Storage Cupboards
- Open Plan Lounge/Dining Room
- Popular Ropetackle Location
- Central Shoreham

We are delighted to offer for sale this spacious two double bedroom apartment benefitting from balcony situated in this popular Ropetackle development.

Situated in the heart of Shoreham town centre, being just across the path from the start of walks along the River Adur, offering access to unique wildlife, water sports, walks, runs & bike rides leading up to the South Downs. Also being in close proximity to the health centre, library, and mainline railway station. Various restaurants and cafes can be found in the High Street, whilst Shoreham Beach is only a short walk over the footbridge.





COMMUNAL ENTRANCE Stairs or passenger lift to:-

SECOND FLOOR Private front door through to:-

ENTRANCE HALLWAY Comprising lvt flooring, two storage cupboards, further storage cupboard with space and provision for washing machine, cupboard housing hot water tank and shelving. single light fitting, opening through to:-

SPACIOUS INTERNAL HALLWAY Comprising carpeted flooring, radiator, single light fitting, wall mounted door entryphone system.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN East and North/East aspect.

Lounge/Dining Area: Comprising pvcu double glazed window, lvt flooring, radiator, two light fittings, pvcu double glazed French door out onto Balcony.

Kitchen Area: Comprising roll edge laminate work surface with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled splashbacks, inset four ring electric hob with oven below and extractor fan over and stainless steel splashback, space for fridge/freezer, ceiling mounted directable spotlights, extractor fan.

BALCONY Benefitting from distant roof top views and onwards towards the South Downs. Comprising decked area with space for bistro table and chairs, glass balustrade,

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

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

BATHROOM Comprising lvt flooring, panel enclosed bath with mixer tap and shower attachment with fully tiled walls, low flush wc, pedestal hand wash basin with mixer tap and tiled splashback, wall mounted heated towel rail, single ceiling light fitting, extractor fan.

SECURE PARKING Allocated parking space.

TENURE

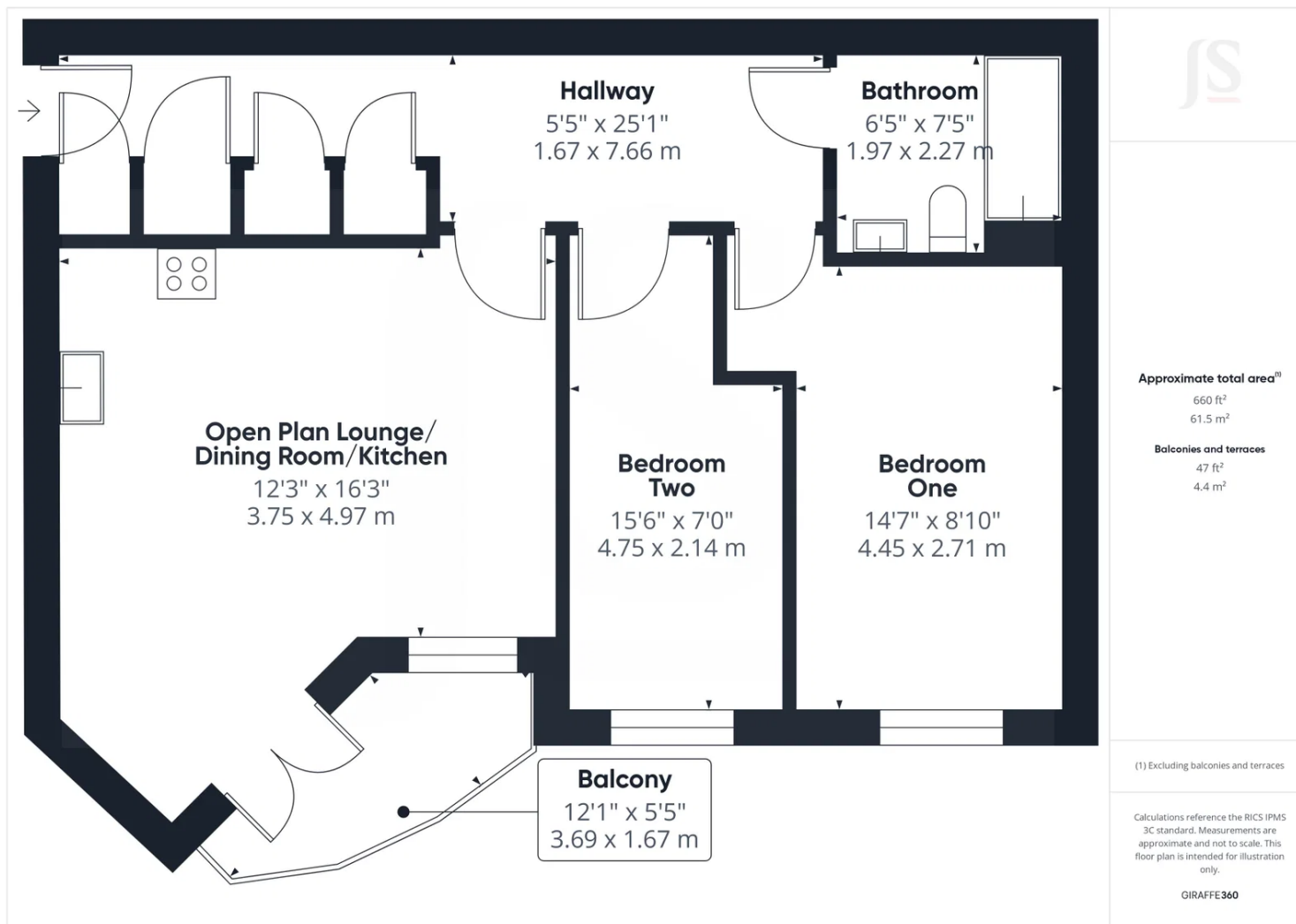
Leasehold

LEASE: 125 Years from March 2011 - Approximately 110 years remaining

MAINTENANCE: Approximately £1561.79 per annum

GROUND RENT Approximately £100 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

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.