

Britannia Avenue, Shoreham by Sea

Offers Over £230,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedrooms
- Top Floor Apartment
- Modern Bathroom
- Open Plan Lounge/Dining Room With Juliette Balcony
- South Facing Kitchen
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Long Lease
- Popular Shoreham Beach Location

We are delighted to offer for sale this two double bedroom top floor apartment benefitting from being in this desirable Shoreham Beach location and having an allocated parking space.

Situated in a Popular Shoreham Beach Location being between the River Adur and Shoreham Beach front within a few hundred yards of the foreshore. Local shops can be found in Ferry Road, whilst the centre of Shoreham has more comprehensive shopping facilities, health centre, library and mainline railway station. Brighton and Worthing are both easily accessible approximately 5 miles to the east and west respectively.





COMMUNAL ENTRANCE Door entryphone system. Stairs to:-

SECOND FLOOR Private storage cupboard. Private door through to:-

ENTRANCE HALL Comprising lvt flooring leading onto carpeted flooring, radiator, recessed lighting, loft hatch access, storage cupboard housing water tank benefiting from shelving and lighting. Further storage cupboard benefitting from storage and lighting.

OPEN PLAN LOUNGE/DINER East aspect. Comprising pvcu double glazed windows and pvcu double glazed door onto Juliette balcony with open views over the development towards River Adur and South Downs. Carpeted flooring, two ceiling mounted decorative light fittings. Opening through to:-

MODERN FITTED KITCHEN South aspect. Comprising pvcu double glazed window with fitted blind, laminate work surface with cupboards and drawers below, matching eye level cupboards, four ring gas hob with oven below and extractor fan over, tiled splashbacks, stainless steel single drainer sink unit with mixer tap, matching integrated cupboard housing newly fitted boiler, space and plumbing for washing machine, space for fridge/freezer, Karndean flooring, two ceiling mounted light fittings with directable spotlights.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator, built in wardrobe cupboard with hanging rail and shelving.

BEDROOM TWO South aspect. Comprising pvcu double glazed windows, carpeted flooring, single light fitting, radiator.

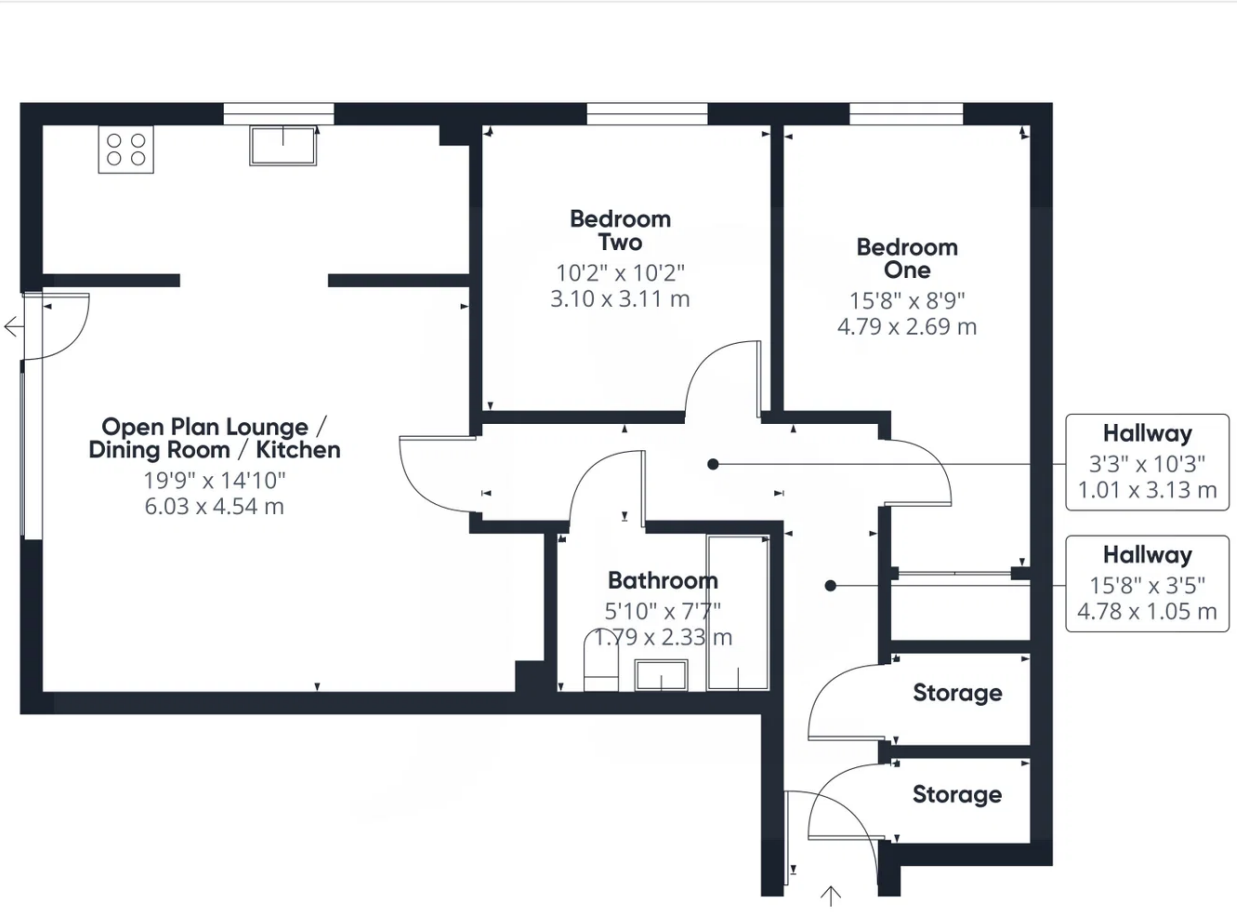
BATHROOM Comprising lvt flooring, panel enclosed bath with mixer tap and shower attachment and integrated shower over, pedestal hand wash basin, low flush wc, wall mounted ladder style heated towel rail, part tiled walls, recessed lighting, extractor fan.

ALLOCATED PARKING SPACE No.21

COMMUNAL FACILITIES Bike store

TENURE - Leasehold

LEASE: Approximately 105 years remaining
MAINTENANCE & GROUND RENT: Approximately £1644.00 per annum



Approximate total area(1)

716 ft²

66.6 m²

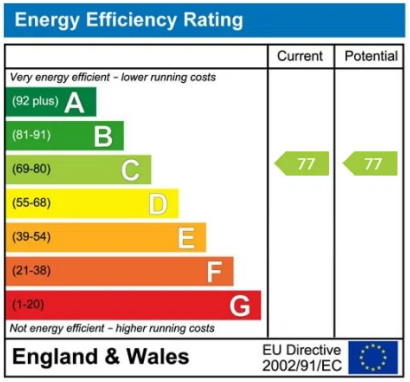
(1) Excluding balconies and terraces

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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