



PEAR  
PROPERTIES



Hastings Court Harbour Way, Shoreham-by-Sea

Shoreham-by-Sea

£240,000



## Hastings Court Harbour Way, Shoreham- By-Sea

Spacious ground floor 2-bed flat in Shoreham Beach with open plan living, modern kitchen, en suite, parking, and easy access to amenities and transport. Chain free. Ideal for first time buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom Ground Floor Flat
- Two Bathrooms
- Chain Free
- Allocated Parking Space
- Open Plan Living/Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Popular Shoreham Beach Location
- Close To Local Amenities And Train Station



### **Living Room**

16' 6" x 13' 7" (5.02m x 4.14m)

A light and spacious living room with opening to kitchen.

### **Kitchen**

8' 10" x 8' 0" (2.70m x 2.44m)

A good range of wall and base units and drawers with integrated appliances and one and a half bowl sink drainer unit.

### **Bedroom One**

10' 8" x 9' 3" (3.25m x 2.83m)

A good size double bedroom with built in wardrobes and door to en-suite bathroom.

### **En-Suite**

7' 0" x 4' 8" (2.13m x 1.43m)

Tiled white suite comprising walk in shower cubicle, WC, vanity sink with storage cupboard beneath.

### **Bedroom Two**

10' 0" x 6' 11" (3.05m x 2.12m)

A good size second bedroom with double glazed window and radiator.

### **Bathroom**

6' 6" x 6' 4" (1.99m x 1.93m)

Modern white suite comprising bath with handheld shower attachment, WC, vanity sink with storage beneath, wall mounted mirrored cabinet.

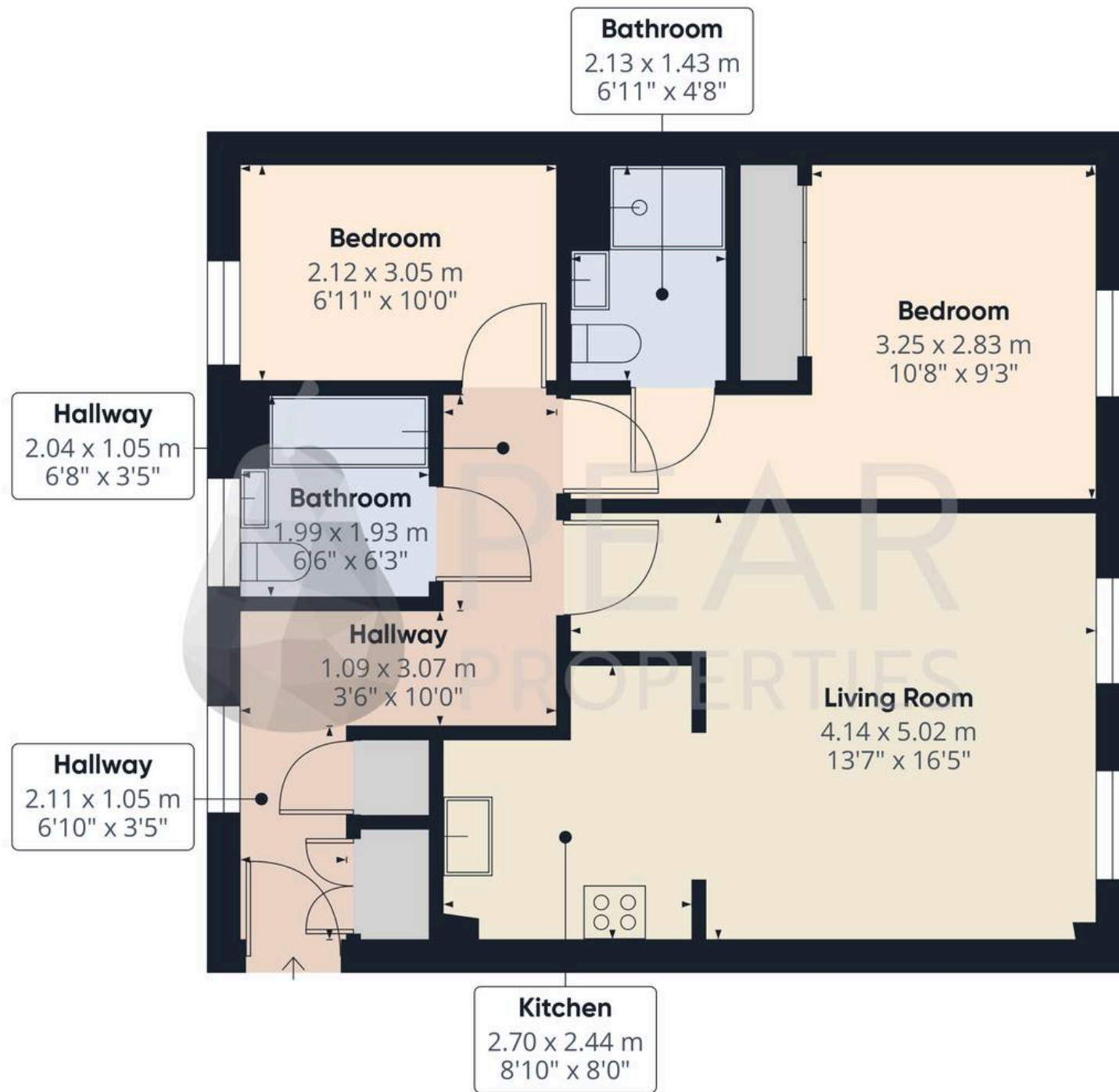


**ALLOCATED PARKING**

1 Parking Space

Allocated parking space.





Approximate total area<sup>(1)</sup>

58.3 m<sup>2</sup>  
628 ft<sup>2</sup>

(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.

GIRAFFE360





# Pear Properties

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