



**Ferry Road, Shoreham by Sea**  
**Overs Over £210,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Two Double Bedrooms
- Two Private Balconies
- Short Walk To Footbridge Leading To Town Centre
- Open Plan Lounge/Diner/Kitchen
- Popular Shoreham Beach Location
- Close To Local Amenities
- Short Walk To Beach Access
- West Facing Lounge
- Direct Views Over River Adur
- Distant Views Of The South Downs

We are delighted to offer for sale this two double bedroom first floor apartment with two private balconies with direct River views.

Situated within approximately 200 yards of the foreshore and around the corner from local shops in Ferry Road. There is a footbridge close by over the River Adur giving direct access to the centre of Shoreham with its more comprehensive shopping facilities, health centre, library and mainline railway station. Buses pass close by, whilst the A259 east/west coastal route is easily accessible, as is the A27 to Worthing and Brighton.





**COMMUNAL ENTRANCE** Having secure entryphone system, stairs to:-

**FIRST FLOOR** Private front door through to:-

**SPACIOUS ENTRANCE HALLWAY** Comprising multiple storage cupboards with shelving, pendant light fitting, wall mounted entryphone system, wall mounted radiator, coving.

### **OPEN PLAN LOUNGE/DINER/KITCHEN**

Lounge Area: West aspect. Comprising pvcu double glazed windows with direct views over River Adur and onwards towards the South Downs, decorative light fitting, coving, electric feature fireplace, carpeted flooring, pvcu double glazed sliding doors onto **WEST ASPECT BALCONY**.

Dining Area: West aspect. Comprising pvcu double glazed windows with direct views over River Adur and onwards towards the South Downs, feature light and ceiling rose, cupboard house Worcester combination boiler.

Kitchen Area: Comprising roll edge laminate work surfaces with matching base and eye level units, stainless steel one and a half bowl sink unit with chrome mixer tap, space and provision for washing machine, under counter fridge and freezer. Integrated Tricity fanfare electric oven and grill, inset Bosch four ring electric hob with extractor fan over, tiled splash back, coving, ceiling mounted strip light, carpeted flooring.



**BEDROOM ONE** East aspect. Comprising , large double radiator, single light pendant, pvcu double glazed sliding doors onto **EAST ASPECT BALCONY** benefitting from views towards the South Downs and Shoreham Harbour.

**BEDROOM TWO** East aspect. Comprising single light fitting, double radiator, carpeted flooring. Pvcu double glazed sliding doors onto **EAST ASPECT BALCONY** benefitting from views towards the South Downs and Shoreham Harbour.

**BATHROOM** Comprising raised shower cubicle with sliding glass door having electric Triton shower, pedestal hand wash basin with Victorian style taps and vanity storage unit below, low flush wc, wall mounted radiator, fully tiled walls, extractor fan, single light fitting, coving.

### **TENURE**

Leasehold

LEASE: 189 years from 29 September 1990 - approximately 153 years remaining

MAINTENANCE: As and when needed

GROUND RENT: Included in maintenance



Approximate total area<sup>m</sup>  
729 ft<sup>2</sup>  
67.7 m<sup>2</sup>

Balconies and terraces  
124 ft<sup>2</sup>  
11.5 m<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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.