



Longshore Drive, Shoreham by Sea

Offers Over **£300,000**





**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- First Floor Apartment
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Allocated Parking Space
- Luxury Fitted Family Bathroom
- Long Lease
- No Onward Chain
- Inspection Is A Must
- Well Presented Throughout
- Close To Buckingham Park

We are delighted to offer for sale this beautifully presented two double bedroom first floor apartment in the popular development close to Shoreham town centre.

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.





**COMMUNAL ENTRANCE** Secure entryphone system, stairs to:-

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

**ENTRANCE HALL** Comprising radiator, spotlights, wall mounted security entryphone, wall mounted heating thermostat, wood effect laminate flooring. Large storage/utility cupboard with shelving and plumbing for washing machine.

**OPEN PLAN LOUNGE/DINER/KITCHEN**

Lounge/Dining area: North and East aspect. Comprising pvcu double glazed windows with fitted shutters, two radiators, wood effect laminate flooring, recessed spotlights.

Kitchen area: East aspect. Comprising pvcu double glazed window with fitted shutters, recessed spotlights, extractor fan, roll edge laminate work surface with matching upstand and tiled splashbacks above, matching range of fitted base and eye level cupboards and drawers, inset single drainer stainless steel sink with mixer tap, space for fridge/freezer, space for dishwasher, integrated appliances include eye level Electrolux oven, four ring Hoover gas hob and extractor fan over. Matching cupboard housing Ideal combination boiler, wood effect laminate flooring.

**BEDROOM ONE** North aspect. Comprising pvcu double glazed window with fitted shutters, radiator, recessed spotlights, wood effect laminate flooring. Door to:-

**ENSUITE** Comprising raised glass enclosed shower cubicle with integrated rainfall shower and shower attachment, inset Roca hand wash basin with mixer tap, low flush wc with hidden cistern, wall mounted Led mirror, chrome ladder style heated towel rail, fully tiled walls, tiled flooring, recessed lighting, extractor fan.

**BEDROOM TWO** North aspect. Comprising pvcu double glazed window with fitted shutters, radiator, wood effect laminate flooring, recessed spotlights.

**BATHROOM** Comprising tile enclosed bath with mixer tap and shower attachment, inset Roca hand wash basin with mixer tap, low flush wc with hidden cistern, wall mounted Led mirror, chrome ladder style heated towel rail, fully tiled walls, tiled flooring, recessed lighting, extractor fan.

**ALLOCATED PARKING SPACE** Bay 8

**TENURE**

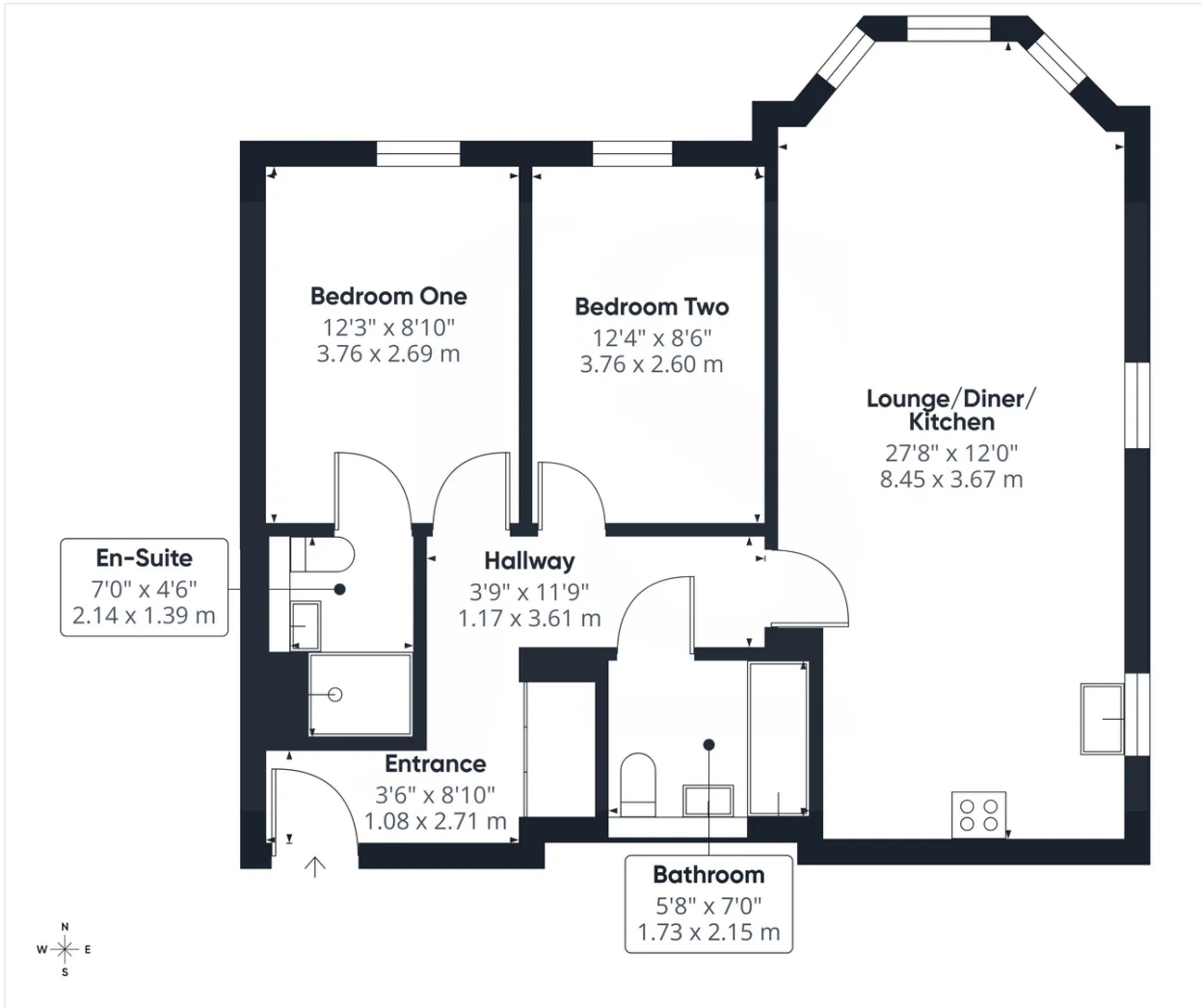
Leasehold

LEASE: 125 years from 25 March 2016 - Approximately 114 years remaining

MAINTENANCE: Tbc

GROUND RENT: Tbc





Approximate total area<sup>(1)</sup>  
708 ft<sup>2</sup>  
65.8 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>	84	84
(69-80) <b>C</b>		
(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.