



**Shoreham Court, The Close, Shoreham by Sea, BN43 5AR**

Guide Price: £230,000

# Shoreham Court, The Close, Shoreham by Sea, BN43 5AR

## The Property & Area

WELCOME TO THE CLOSE, SHOREHAM-BY-SEA . THE PERFECT LOCATION FOR THOSE SEEKING A PEACEFUL YET CONVENIENT LIFESTYLE. THIS SPACIOUS 2 BEDROOM TOP FLOOR APARTMENT IS LOCATED IN A BEAUTIFUL BUILDING IN A QUIET SHOREHAM ADDRESS, OFFERING STUNNING VIEWS OF LANCING COLLEGE AND THE SURROUNDING AREA.

The spacious living room is ideal for entertaining friends and family and the separate kitchen provides the perfect space and ample storage.

The apartment has two comfortable bedrooms whether you are a couple looking for an extra room or a small family in need of more space, this apartment offers the perfect solution. One of the highlights of this property is the beautiful views over Shoreham and West towards Lancing College, enjoying some amazing sunsets.

There is a communal car park ensuring that you will have convenient parking for your vehicle. Another advantage of this property is there is no chain.

You can move in hassle-free and without any unnecessary delays.

The location of The Close is truly unbeatable. Within half a mile of Shoreham Train Station, commuting is easy. Whether you work in Brighton or London, the easy access to the train station will save you time and stress. Convenience at its best!

The service charge for this apartment has already been paid for 12 months, providing you with peace of mind and ensuring that you won't have any additional worries about unexpected expenses in the near future. Shoreham-By-Sea is a charming town with a vibrant community and a wide range of amenities.

From excellent schools to a variety of shops and restaurants, everything you need is within reach. Enjoy leisurely walks along the beautiful shoreline or explore the nearby South Downs - the choice is yours.

### Material Information:

Tenure - Leasehold - 176 Years from July 2023

Annual Ground Rent - £0

Service Charge - 25 Mar 2025 - 24 Mar 2026 £2,578.74 (Paid until 2027)

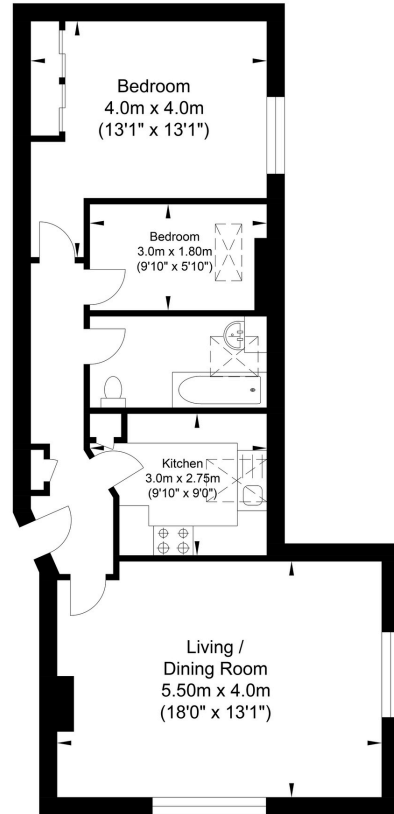
Council Tax Band - A

Contact us today to arrange a viewing! Call us on 01273 661577

Email us at [shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)



# Shoreham Court, Shoreham-by-Sea



Approximate Floor Area  
628.93 sq ft  
(58.43 sq m)

Approximate Gross Internal Area = 58.43 sq m / 628.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure - Leasehold  
Council Tax: B

See description for  
Material  
information

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		



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01273 661 577

6 Brunswick Road, Shoreham BN43 5WB  
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