



**Meadway Court, Southwick**  
**£240,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Two Double Bedrooms
- Second Floor (Top Floor)
- Study / Utility Room
- Spacious South Facing Lounge / Dining Room
- Modern Fitted Kitchen
- Garage In Nearby Compound
- Views Over Communal Gardens And Distant Downs
- Popular Southwick Location
- Well Presented Bathroom
- Remainder of 999 Year Lease

We are delighted to offer for sale this spacious two double bedroom (with added study) second floor (top floor) apartment situated in this popular purpose built block, positioned in a highly desirable Southwick location.

Conveniently situated just off of Kingston Lane on the border of Shoreham and Southwick with Southwick Square being within easy walking distance, having comprehensive shopping facilities and railway station near by. Holmbush shopping centre with Marks & Spencer and Tesco's is approximately  $\frac{3}{4}$  mile away whilst Kingston Beach is  $\frac{1}{2}$  a mile away with pleasant Downland walks close by.





**COMMUNAL ENTRANCE** Having secure entryphone system. Stairs to :-

**SECOND FLOOR LANDING** Private front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising carpeted flooring, wall mounted entryphone system, built in storage cupboard, loft hatch access.

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

**LOUNGE / DINING ROOM** South aspect. Comprising pvcu double glazed windows, wall mounted ladder style radiator, feature fireplace with wooden mantel piece, coving.

**BEDROOM TWO** North aspect benefitting from distant downland views. Comprising pvcu double glazed windows, single light fitting, carpeted flooring, radiator, shelving, picture rail.

**BATHROOM** North aspect. Comprising obscure glass pvcu double glazed windows, panel enclosed Jacuzzi bath with integrated shower attachments over, part tiled walls, low flush wc, pedestal hand wash basin, wall mounted ladder style heated towel rail, laminate flooring, single light fitting.

**MODERN KITCHEN** North aspect benefitting from distant downland views. Comprising pvcu double glazed windows, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, inset four ring induction hob with oven below and extractor fan over, inset one and a half bowl sink unit with drainer board and mixer tap, space and provision for appliances include fridge/freezer, dishwasher, washer/dryer. Built in storage cupboard, laminate flooring, wall mounted ladder style radiator, recess spot lights.

**OFFICE / STUDY** North aspect benefitting from distant downland views. Comprising pvcu double glazed window, carpeted flooring, single light fitting, built in storage cupboard, space and provision for tumble dryer.

**GARAGE** In nearby compound with up and over door.

**COMMUNAL GARDENS**

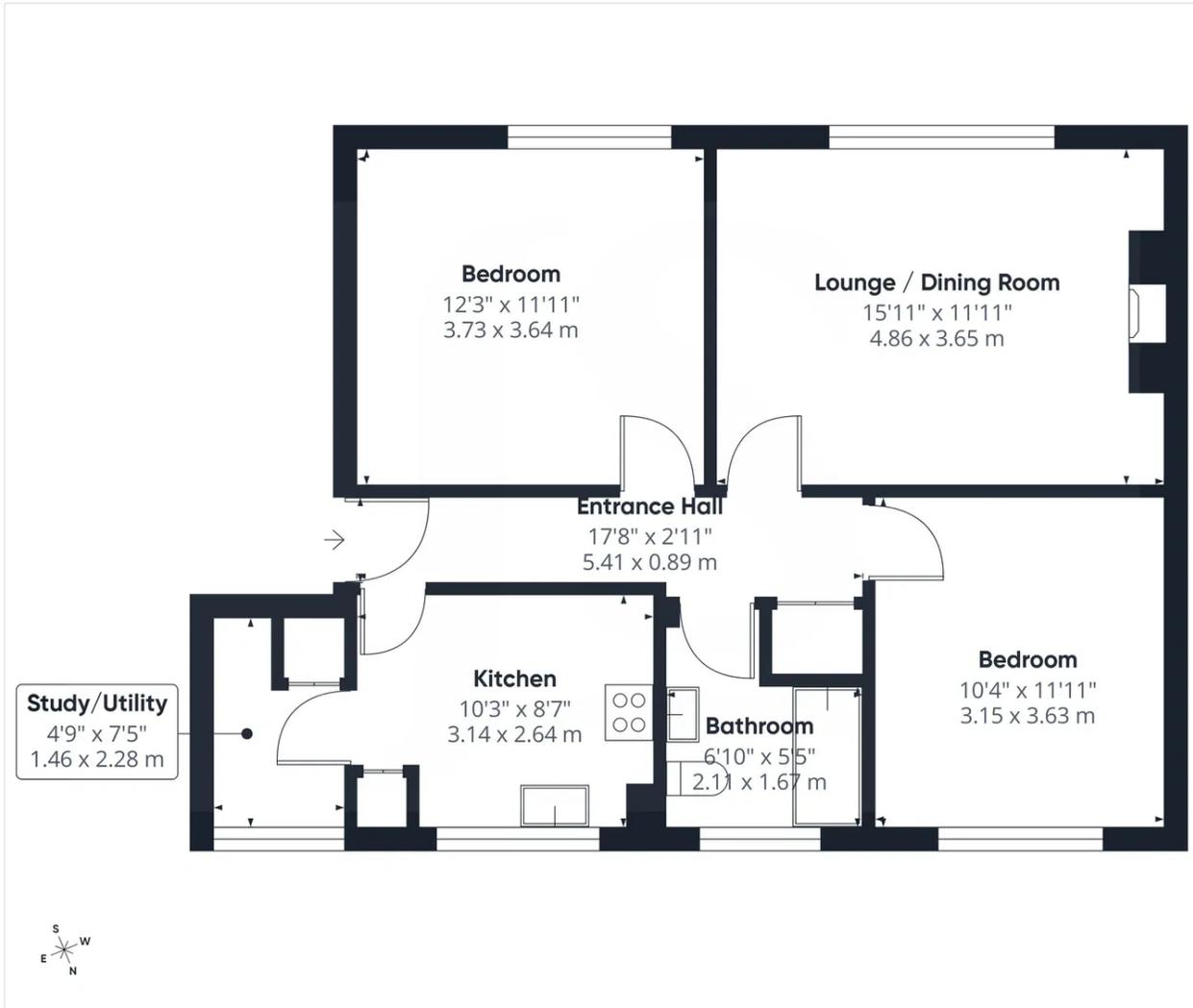
**TENURE** Leasehold

LEASE: 999 years from 25 March 1961 - Approximately 934 years remaining.

MAINTENANCE: Approximately £1960 per annum

GROUND RENT: To be confirmed





Approximate total area<sup>(1)</sup>  
698 ft<sup>2</sup>  
64.9 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
<b>Very energy efficient - lower running costs</b>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<b>Not energy efficient - higher running costs</b>			
<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.