



**Gordon Road, Shoreham by Sea**  
**£230,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Double Bedroom
- Ground Floor Apartment
- Private Entrance
- Newly Fitted Shower Room
- Spacious Living Room
- Ample Storage Throughout
- Newly Fitted Modern Kitchen
- No Onward Chain
- Long Lease/Low Maintenance
- Residents Parking

We are delighted to offer for sale this spacious double bedroom ground floor flat situated on this central Shoreham location benefitting from no chain.

Conveniently situated just off Buckingham Road in the Centre of Shoreham being within minutes of the mainline railway station, shopping facilities, health centre, library and the footbridge over the River Adur to Shoreham Beach





**PRIVATE ENTRANCE** Obscure glass wooden front door through to :-

**ENTRANCE HALL** Comprising carpeted flooring, wall mounted electric heater, wall mounted storage cupboard with hanging rail and shelving also housing fuseboard.

**OPEN PLAN LOUNGE/DINING ROOM** North aspect. Comprising pvcu double glazed bay window, new fitted carpeted flooring, newly fitted wall mounted electric heater, two light fittings, coving. Door through :-

**NEWLY FITTED KITCHEN** South aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob with oven below and extractor fan over, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, space for washing machine, recessed lighting, coving, vinyl flooring.

**INTERNAL HALLWAY** Comprising newly fitted carpeted flooring, newly fitted wall mounted electric heater, cupboard housing hot water cylinder and slatted shelving, further cupboard with shelving.

**NEWLY FITTED SHOWER ROOM** Comprising low flush wc, contemporary hand wash basin with mixer tap and vanity unit below, wall mounted LED mirror, heated towel rail, walk in shower cubicle with integrated shower and shower attachment over, recessed lighting, coving, tiled flooring, fully tiled walls.

**DOUBLE BEDROOM** South aspect. Comprising pvcu double glazed window, newly fitted carpeted flooring, newly fitted wall mounted electric heater, open cupboard with hanging rail and shelving, coving, single light fitting.

#### **ALLOCATED PARKING SPACE**

#### **TENURE**

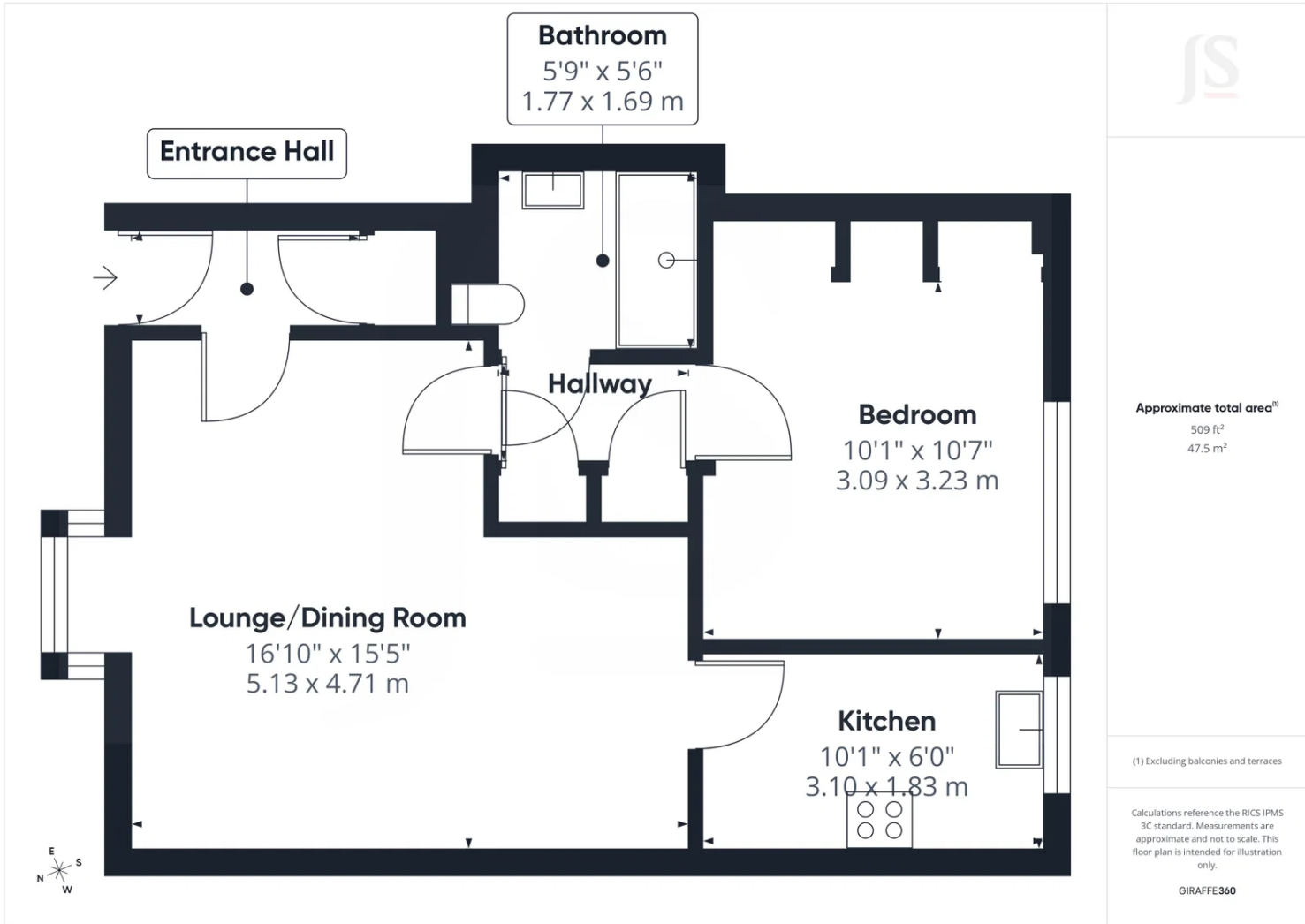
Leasehold

LEASE: 99 years from 29 September 1989 - Approximately 62 years remaining

MAINTENANCE: £1,000.00 per annum

GROUND RENT: £200.00 per annum





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.