



## 8 Lyndhurst House Shoreham-By-Sea BN43 6DL

Weatherills are very pleased to present this good sized and extremely well laid out FIRST FLOOR FLAT in Monarch Way with benefits including an ALLOCATED PARKING SPACE, a Juliet Balcony, offered for sale with NO ONWARD CHAIN and being located close to Shoreham's very popular Holmbush Shopping Centre.



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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

The flat is approached via a communal hallway and stairwell leading up the first floor. Once inside there is a SPCIOUS HALLWAY, A VERY LARGE OPEN PLAN LIVING SPACE AND KITCHEN ARRANGEMENT, A DOUBLE BEDROOM WITH BUILT IN WARDROBES AND A VERY MODERN BATHROOM.

The property is well cared for communal grounds and in isolation has its own allocated parking space, a south facing Juliet Balcony and is located on the old Southlands Hospital site. The Holmbush Shopping Centre, good local shopping parades and Waders Swimming Pool are close by as well as excellent bus services and the delightful Buckingham Park.

- A GOOD SIZED, WELL LAID OUT AND WELL PRESENTED FIRST FLOOR FLAT
- SOUTH FACING JULIET BALCONY
- ALLOCATED OFF STREET PARKING SPACE
- A LARGE SOUTH FACING OPEN PLAN LIVING SPACE & KITCHEN
- OFFERED FOR SALE WITH NO ONWARD CHAIN

## EPC

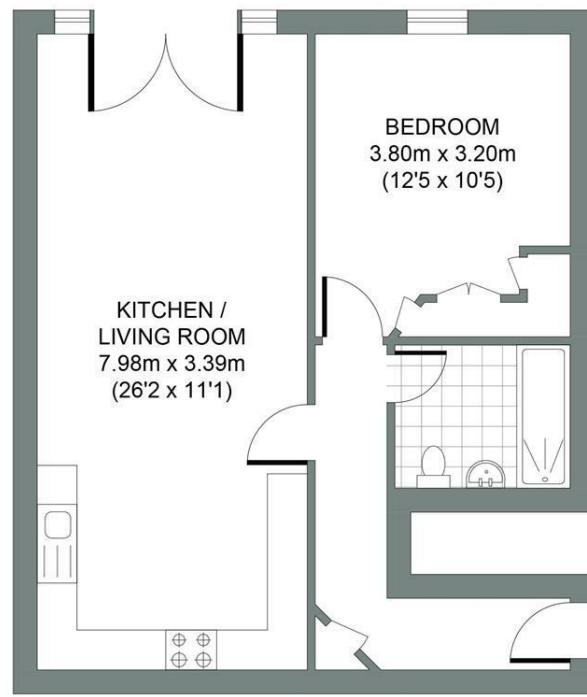
### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 85                      | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Floor plans

Approximate Gross Internal Area  
50.21 sq m / 540.45 sq ft



LYNDHURST HOUSE

Total Area : 50.21m<sup>2</sup> = 540.45ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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