

Western Road, Shoreham by Sea

Offers Over £240,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: C

- Two Double Bedrooms
- Dual Aspect Kitchen/Dining Room/Lounge
- Two Balconies
- Top Floor Apartment
- Distant Downland Views
- Modern Kitchen
- No Onward Chain
- Central Shoreham Location
- Views Towards St Mary De'Haura Church

We are delighted to offer for sale this spacious two bedroom two terrace top floor/penthouse apartment situated in the heart of Shoreham town centre benefiting from downland views.

Ideally situated just off Brunswick Road, forming part of this charming older style development, positioned within the heart of Shoreham, being a short walk of comprehensive shopping facilities, health centre, library and mainline railway station. There is a footbridge over the River Adur to Shoreham Beach, whilst Worthing and Brighton are both easily accessible.





COMMUNAL ENTRANCE Stairs leading up to:-

FIRST FLOOR Private front door through to:-

ENTRANCE HALL Stairs leading to:-

SECOND FLOOR LANDING North/East aspect. Comprising pvcu double glazed door leading out to terrace.

TERRACE ONE With distant panoramic downland views.

BATHROOM North/East aspect. Comprising obscured glass pvcu double glazed window, heated towel rail, vinyl flooring, pedestal hand wash basin with mixer tap and tiled splashbacks, low flush wc, panel enclosed bath with integrated shower attachment over, extractor fan.

INTERNAL HALLWAY Comprising newly fitted carpets, storage cupboard housing hot water cylinder and electric fusebox, feature glass block internal window.

OPEN PLAN LOUNGE/DINING AREA South/West aspect. Comprising laminate flooring, two radiators, recessed lighting, wall mounted heating control panel, wall mounted telephone entry system, pvcu double doors and windows leading out onto terrace. Opening through to:-

OPEN PLAN KITCHEN North/East aspect. Comprising pvcu double glazed window with distant downland views, granite work surfaces with cupboards below and matching eye level cupboards, recessed stainless steel sink unit with integrated work top drainer, tiled splashbacks, built in four ring electric hob with oven below and extractor fan over, matching integrated washing machine, matching integrated fridge/freezer, laminate flooring.

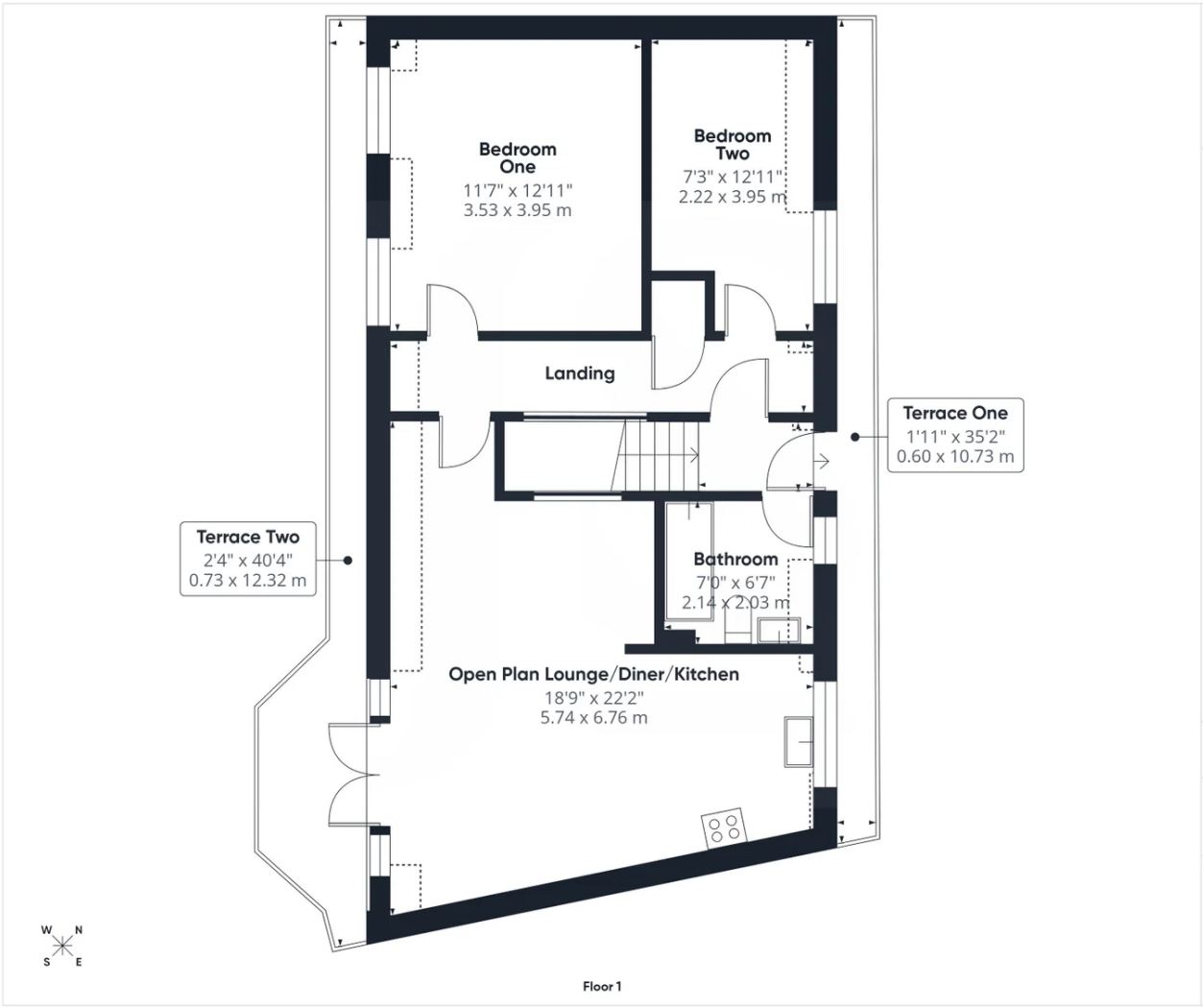
TERRACE TWO South/West aspect overlooking Shoreham town centre and towards St Mary De'Haura Church, having space for bistro style table and chairs.

BEDROOM ONE South/West aspect . Comprising two pvcu double glazed windows with views over Shoreham town centre towards St Mary De'Haura church, radiator, carpeted flooring, single light fitting.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window with distant downland views, radiator, newly fitted carpeted flooring, single light fitting.

TENURE

Share of freehold
LEASE: Tbc
MAINTENANCE: Tbc
GROUND RENT: Zero



Floor 1

Approximate total area(1)

643 ft²
59.8 m²

Balconies and terraces

199 ft²
18.4 m²

Reduced headroom

38 ft²
3.6 m²

(1) Excluding balconies and terraces

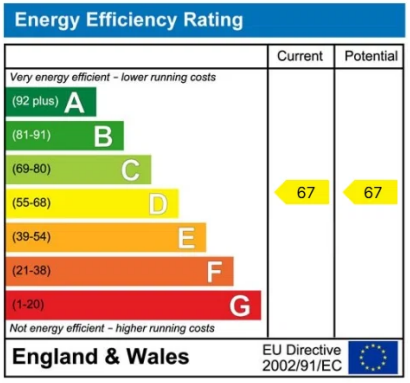
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

Shoreham Office | 31 Brunswick Road | Shoreham | West Sussex | BN43 5WA
01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

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