



**Old Fort Road, Shoreham by Sea**  
**£300,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Two Bedrooms
- First Floor Apartment
- South Facing Balcony
- Open Plan Lounge/Dining Room
- South Facing Main Bedroom
- Garage In Compound
- Direct Sea Views
- Fitted Kitchen With Distant Downland Views
- Popular Shoreham Beach Location
- No Onward Chain

We are delighted to offer for sale this spacious two bedroom first floor apartment benefitting from direct sea views, distant downland view, garage in compound in this desirable purpose built block.

Situated on level ground within 1/4 mile of the Foreshore and close to the Shoreham Beach First School. Local shops can be found in Ferry Road and the footbridge provides access to Shoreham Town Centre with its comprehensive shopping facilities mainline railway station and other amenities.





**COMMUNAL ENTRANCE** Stairs to:-

**FIRST FLOOR** Private front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising wall mounted electric heater, carpeted flooring, ceiling light fitting with directable spotlights, storage cupboard.

**FITTED KITCHEN** North aspect. Comprising pvcu double glazed window with distant downland views, roll edge laminate flooring with range of fitted cupboards and drawers, one and half bowl stainless steel sink unit with mixer tap, four ring electric hob with oven below and extractor fan over, space for washing machine, tiled splashback, vinyl flooring, ceiling mounted light fitting with directable spotlights, wall mounted heater.

**BEDROOM TWO** North aspect. Comprising pvcu double glazed window with distant downland views, carpeted flooring, wall mounted electric heater, built in wardrobe with hanging rail and shelving, ceiling mounted light fitting with directable spotlights.

**MODERN BATHROOM** Comprising panel enclosed bath with electric shower over, low flush wc, pedestal hand wash basin, wall mounted heated towel rail, airing cupboard housing hot water cylinder, fully tiled walls, vinyl flooring, ceiling mounted light fitting, extractor fan.

**SOUTH FACING LOUNGE/DINER** South aspect. Comprising floor to ceiling pvcu double glazed windows with views towards the beach and sea, carpeted flooring, wall mounted electric heater, ceiling mounted light fitting with directable spotlights, pvcu double glazed door out to:-

**SOUTH FACING BALCONY** Benefitting from views towards the beach and sea, being a good size allowing for seating.

**BEDROOM ONE** South aspect. Comprising pvcu double glazed window with views towards the beach and sea, carpeted flooring, wall mounted electric heater, ceiling mounted light fitting with directable spotlights, built in wardrobe cupboard with hanging rail and shelving.

**GARAGE** In nearby compound

**COMMUNAL GARDENS**

**TENURE**

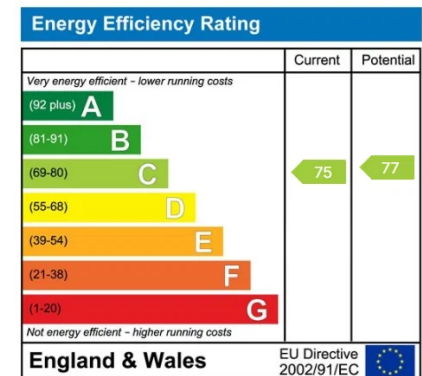
Leasehold

LEASE: Approximately 160 years remaining

MAINTENANCE: £2892.24 per annum

GROUND RENT: Peppercorn





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.