



West Beach, Shoreham by Sea
£350,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two Double Bedrooms
- Second Floor
- West And East Facing Lounge/Dining Room
- West Facing Balcony
- East Facing Kitchen With Direct Sea Views
- Long Lease
- Panoramic Sea/Lagoon/Downland Views
- Garage In Block
- Popular Shoreham Beach Block
- Stones Throw From Foreshore

We are delighted to offer for sale this spacious two double bedroom second floor flat benefitting from panoramic sea/Widewater Lagoon views situated in this popular Shoreham Beach location.

Situated in the highly sought after West Beach location giving immediate access to Widewater Lagoon and the Sea. Coastal walks/cycling routes start from here leading all the way into Worthing and Brighton to the West and East respectively. Shoreham Beach is also a popular area for watersports such as Wind Surfing and Kite Boarding. Local shops can be found on Beach Green at the entrance to Shoreham Beach whilst comprehensive shopping facilities are in the town centre a short walk away.





COMMUNAL ENTRANCE Stairs up to:-

SECOND FLOOR Private wooden front door with obscure glass through to:-

SPACIOUS ENTRANCE HALL Comprising wooden flooring, storage cupboard with shelving, airing cupboard housing hot water tank and slatted shelving.

DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM East and West aspect.

Lounge Area: West aspect. Comprising pvcu double glazed windows and sliding door out to **WEST FACING FEATURE BALCONY** with panoramic views over Widewater Lagoon, direct sea view and views towards the South downs and Lancing college - along the coast to Worthing Pier and Bayside. Wooden flooring, wall mounted electric heater, feature fireplace, four wall mounted light fittings, wall mounted telephone entry system.

Dining Area: East aspect. Comprising wooden flooring, wall mounted electric heater, pvcu double glazed windows with direct sea views and views towards the South down.

KITCHEN East aspect. Comprising pvcu double glazed window with fitted roller blind, laminate work surface with fitted range of cupboards and drawers below, matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, space for washing machine, space for slimline dishwasher, space for freestanding oven/cooker with extractor fan over, space for fridge/freezer, fully tiled walls, vinyl flooring, ceiling mounted light fitting with directable spotlights.

BEDROOM ONE West aspect with panoramic views over Widewater Lagoon, direct sea view and views towards the South downs and Lancing college - along the coast to Worthing Pier and Bayside. Comprising pvcu double glazed window, carpeted flooring, two wall mounted light fittings, wall mounted electric heater, built in wardrobe with sliding mirrored doors having hanging rail and shelving.

BEDROOM TWO West aspect with panoramic views over Widewater Lagoon, direct sea view and views towards the South downs and Lancing college - along the coast to Worthing Pier and Bayside. Comprising pvcu double glazed window, carpeted flooring, two wall mounted light fittings, wall mounted electric heater, fitted wardrobe with sliding mirror door having hanging rail and shelving.

BATHROOM East aspect. Comprising obscure glass double glazed window, panel enclosed bath with recently fitted Mira electric shower, fully tiled walls, low flush wc, hand wash basin, wall mounted ladder style heated towel rail, tiled flooring with under floor heating, single light fitting.

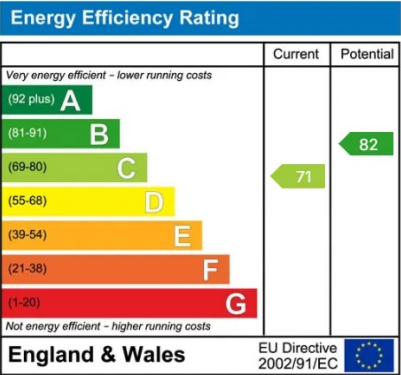
GARAGE With up and over door having power and lighting, space and plumbing for tumble dryer, shelving.

ALLOCATED PARKING SPACE In front of garage

TENURE - Leasehold

LEASE: 998 Years from 1962 - 934 years remaining
 MAINTENANCE: £3000 per annum (Paid half yearly)
 GROUND RENT: Zero





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 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.