



**Caxton House, Ham Road, Shoreham By Sea**

Guide Price **£300,000 - £350,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Share of Freehold

**Council Tax Band:** B

- Two Bedroom Top Floor Flat
- Allocated Parking
- Remainder of 999 Year Lease & Share of Freehold
- Remainder of 10 Year Warranty
- Open Plan Kitchen / Lounge / Dining Room
- Modern Fitted Bathroom
- Useful Triple Aspect Loft Room
- Town Centre Location
- Contemporary Fitted Kitchen
- Underfloor Heating Throughout

We are delighted to offer for sale this spacious two double bedroom top floor flat benefitting from allocated parking space situated in this popular town centre location.

Conveniently situated within a minute or two of Shoreham mainline railway station and the Town Centre with its comprehensive shopping facilities, health centre and library which are all just a short walk away. There is a footbridge at the end of East Street over the River Adur to Shoreham Beach, and pleasant walks and rides nearby over the South Down or up the Adur Valley.





Stairs up to second floor landing with private front door through to:-

**SPACIOUS ENTRANCE HALL** Comprising Karndean flooring, wall mounted video and telephone entry system, loft hatch with drop down ladder to useable loft room, wall mounted heating control panel, underfloor heating, cloakroom.

**SPACIOUS OPEN PLAN KITCHEN / LOUNGE / DINING ROOM** South aspect. Comprising double glazed window, Karndean flooring, wall mounted heated control panel, underfloor heating, wall mounted air vent, door through to wrap around eaves storage, laminate work surfaces with cupboards below and matching eye level cupboards, inset single drainer stainless steel sink unit with mixer tap, integrated appliance include twin eye level double oven, fridge/freezer, washing machine, dishwasher. Recess lighting, single light fitting, four wall mounted light fittings.

**BEDROOM ONE** North aspect. Comprising double glazed window, floor to ceiling double glazed window, carpeted flooring, recess lighting, two wall mounted light fittings, wall mounted heated control panel, underfloor heating, contemporary fitted storage cupboards with hanging rails, draws and shelving.

**BEDROOM TWO** North aspect. Comprising double glazed window, carpeted flooring, recess lighting, wall mounted heated control panel, underfloor heating.

**BATHROOM** Comprising Karndean flooring, underfloor heating, panel enclosed bath with integrated shower attachment over benefiting from fully tiled walls, low flush wc, hand wash basin with vanity unit below and mixer tap, large contemporary style heated towel rail.

**TRIPLE ASPECT USEABLE LOFT ROOM** East, South and West aspects. Comprising glass balustrade, four velux windows, carpeted flooring, two wall mounted light fittings, two ceiling mounted light fittings, underfloor heating.

#### **ALLOCATED PARKING**

#### **TENURE**

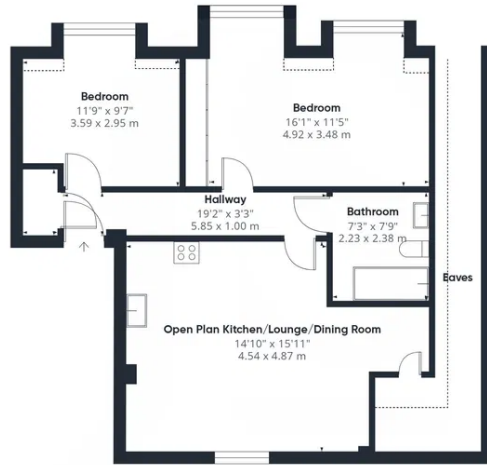
Share of Freehold

LEASE: Remainder of 999 year lease from 2021, 995 years remaining

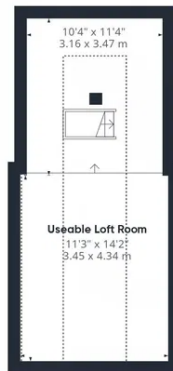
MAINTENANCE: Approximately £703.60 per annum

GROUND RENT: Zero





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1015 ft<sup>2</sup>  
94.4 m<sup>2</sup>

Reduced headroom

178 ft<sup>2</sup>  
16.5 m<sup>2</sup>

(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.

GIRAFFE 360



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>			
(55-68) <b>D</b>		60	60
(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.