



Old Shoreham Road, Shoreham by Sea

Offers Over **£300,000**



Property Type: Flat

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Remainder of 159 Year Lease
- Three Bedrooms
- Low Maintenance
- Good First Time Buyer Of Investment Opportunity
- No Ongoing Chain
- Modern Bathroom
- Modern Kitchen
- Walking Distance To Shoreham Town Centre
- Walking Distance To Scenic River Walks
- Inspection Advised

We are delighted to offer for sale this well presented three bedroom maisonette arranged over two floors coming to the market with no ongoing chain

Situated in a popular location within walking distance of access to the River Adur and just over quarter of a mile of Shoreham High Street which has comprehensive shopping facilities along with various restaurants, pubs and bars along with a health centre, library and a mainline railway station with links direct to London Victoria, local schools are also within easy reach.





OPEN STORM PORCH Comprising pvcu double glazed front door through to:-

ENTRANCE HALL Comprising engineered oak wood flooring, radiator, sunken spotlights, stairs to:-

FIRST FLOOR SPLIT LEVEL LANDING Comprising pvcu double glazed window, sunken spotlight.

BEDROOM THREE North/East aspect. Comprising pvcu double glazed window with fitted blind, radiator.

OPEN PLAN LOUNGE South/West aspect. Comprising pvcu double glazed window with fitted blind, school radiator, engineered oak wood flooring, sunken spotlights.

OPEN PLAN KITCHEN/BREAKFAST ROOM Comprising solid oak work surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring electric hob with oven below and extractor fan over, breakfast bar with seating for four having cupboard under, sunken spotlights, matching integrated fridge/freezer and dishwasher.

SECOND FLOOR LANDING Comprising pvcu double glazed window, loft hatch access.

BEDROOM ONE South/West aspect. Comprising pvcu double glazed window with fitted blind, radiator.

BEDROOM TWO North/East aspect. Comprising pvcu double glazed window and fitted blind, radiator.

MODERN BATHROOM Comprising panel enclosed bath having an integrated Aqualisa shower over, low flush wc, hand wash basin with vanity unit below, extractor fan, tiled flooring, wall mounted heated towel rail, sunken spotlights.

TENURE

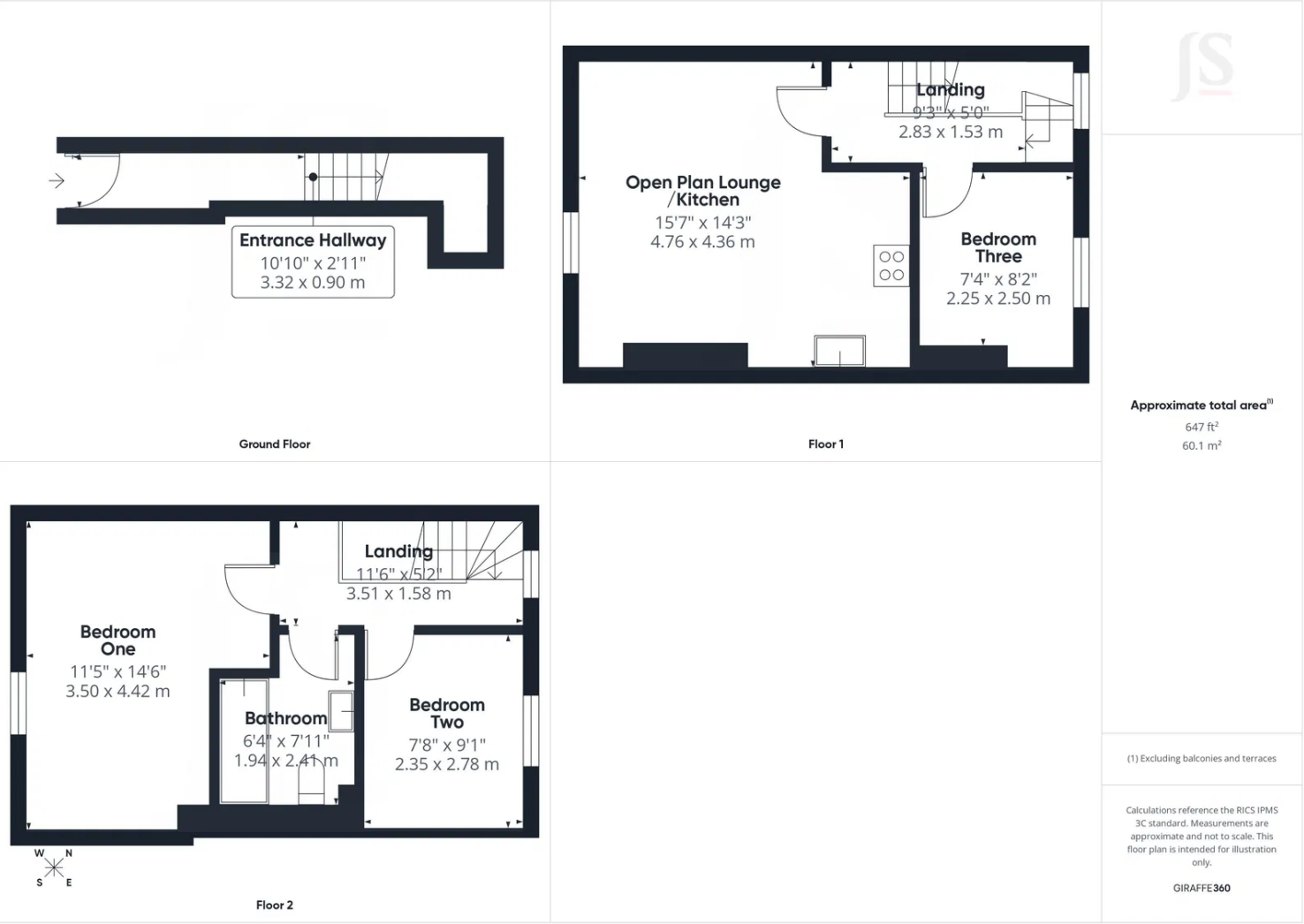
Leasehold

LEASE: 189 Years from 25 Mar 1996 - 159 years remaining

MAINTENANCE: As and when basis

GROUND RENT: Zero





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.