



**4 The Old Refectory, Southlands Way, Shoreham by Sea**

Guide Price £295,000



## 4 The Old Refectory, Southlands Way, Shoreham by Sea

### The Property & Area

Welcome to this fantastic split level apartment at The Old Refectory in picturesque Shoreham-By-Sea, a vibrant coastal town offering a perfect blend of relaxed seaside living and convenient city access. This modern and stylish 2 bedroom apartment is beautiful. With lovely features, spacious rooms, and a popular location, it represents a superb opportunity.

Step inside this stunning apartment and be greeted by a bright and airy living space, flooded with natural light. The open plan layout provides a seamless flow between the lounge and dining area, creating the perfect space for relaxing or entertaining friends and family. The dining area is conveniently located near the modern, fully equipped kitchen.

Boasting 2 generous bedrooms, this apartment offers ample space for a growing family or those in need of a home office. The main bedroom features a luxurious en-suite bathroom, providing a lovely space to relax and unwind. The second bedroom is equally spacious and can easily accommodate a double bed or be transformed into a comfortable guest room.

The well-designed layout ensures each corner is utilised to provide you with a clutter-free living environment. With stylish and contemporary finishes, you can make this apartment your own.

The apartment comes with allocated parking, providing you with the convenience of always having a space. Whether you work from home or commute to nearby cities, this property offers easy access to transportation routes. The nearby Holmbush Shopping Village is within walking distance, offering a range of shops, restaurants, and amenities to cater to your everyday needs.

Living in Shoreham-By-Sea means enjoying the best of both worlds. Take a short stroll to the town's vibrant cafes, charming independent shops, and trendy bars. Fancy a day at the beach? The stunning coastline is not far away. For nature enthusiasts, the South Downs National Park is just a short drive away, offering stunning walking trails and breathtaking views.

With its spacious rooms, no chain, and desirable location, this property is perfect for first-time buyers, investors, or anyone looking to upgrade their living space. Don't delay, arrange your viewing today and start making your dream of living in this idyllic coastal town a reality.

#### Material Information:

Tenure: Leasehold

Lease: 125 years from 2013 (113 years remain)

Service Charge 2024 - £2800. Assessed again in June 2025.

Ground Rent: £250

Council Tax: B

The Apartment is Available Fully Furnished\* Please call us for further information.









# Oakley

Your Sussex Property Expert

Shoreham Property Hub

01273 661 577

6 Brunswick Road, Shoreham BN43 5WB

[www.oakleyproperty.com](http://www.oakleyproperty.com)

[shoreham@oakleyproperty.com](mailto:shoreham@oakleyproperty.com)

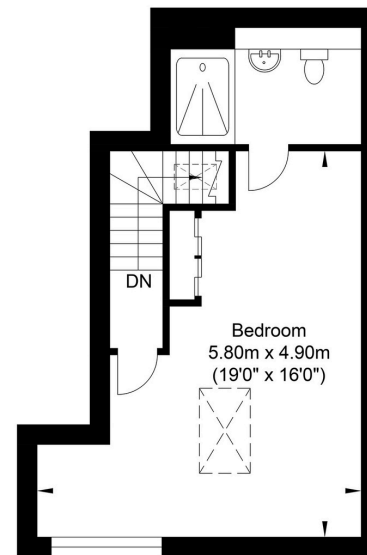
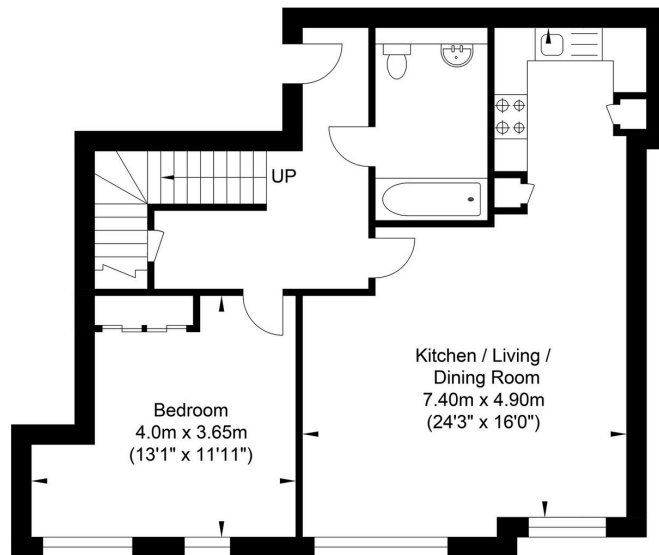
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Ground Floor  
Approximate Floor Area  
616.55 sq ft  
(57.28 sq m)

First Floor  
Approximate Floor Area  
313.12 sq ft  
(29.09 sq m)

Approximate Gross Internal Area = 86.37 sq m / 929.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

#### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### Please note:

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