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Summary

Robert Luff & Co are delighted to present this one double bedroom first floor flat, located less than a mile from Shoreham High Street, with its fine array of independent shops, restaurants and gastro-pubs. The 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing and beyond. Widewater Nature Reserve and beach can be accessed within a few minutes' walk and local shops are close by at The Broadway. The accommodation comprises: Entrance hall, South facing living room, kitchen, double bedroom and bathroom. Benefits include a communal garden, allocated parking and NO ONWARD CHAIN!

Key Features

- First Floor Apartment
- South Facing Lounge
- Parking
- Close To Beach & Nature Reserve
- Council Tax Band: A
- One Double Bedroom
- Communal Gardens
- Easy Access To Shoreham High Street
- EPC: TBC
- No Onward Chain

Description

Communal Entrance Hall

Stairs to first floor landing

Personal Front Door

Entrance Hall

Lounge

12'5" x 11'3"

Kitchen

8' x 8'

Bedroom

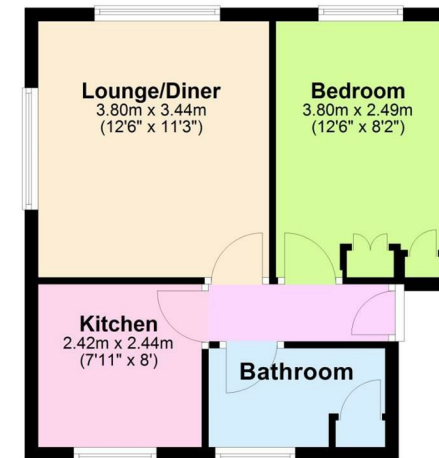
12'5" x 8'2"

Bathroom

Floor Plan

Floor Plan

Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 35.9 sq. metres (386.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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