



South Wharf House, Hancock Way, Shoreham by sea

Offers Over **£250,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Pvcu Double Glazing & Gas Central Heating
- Two Double Bedrooms
- Two Juliette Balconies
- Two Allocated Parking Spaces
- Main Bedroom With Ensuite
- Dual Aspect Lounge/Diner
- Downland Views
- Popular Shoreham Beach Location
- Long Lease And Low Service Charge
- No Onward Chain

We are delighted to offer for sale this spacious two double bedroom two bathroom first floor apartment situated in this highly desirable Shoreham Beach location.

Located on Shoreham Beach, just minutes walk from both the River Adur and the beach with a bus stop opposite and convenient local shops, food outlets and a pub nearby in Ferry Road. Across the footbridge in Shoreham town centre are more comprehensive facilities for shopping and entertainment, along with the Health Centre, Library, Community Centre, Ropetackle entertainment hub, a choice of bus routes and the mainline railway station. Brighton and Worthing are both easily accessible, approximately 5 miles to the East and West respectively, London Victoria is a 75 minute direct train ride and Gatwick airport is easily accessible by road or rail.





COMMUNAL ENTRANCE Having secure entryphone system and private postboxes.

Private front door leading through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, recessed lighting, two storage cupboards with hanging rail, shelving and slatted shelving.

DUAL ASPECT OPEN PLAN LOUNGE/DINING ROOM North and West aspect. Comprising pvcu double glazed windows, laminate flooring, two single light fittings, radiator, two sets of double doors onto Juliette balconies - one benefitting from distant downland views the other with pleasant views over Hancock Way. Opening through to:-

KITCHEN Comprising roll edge laminate work surfaces with cupboards below and matching eye level cupboards, four ring gas hob with oven below and extractor fan over, space and provision for washing machine and dishwasher. One and a half bowl composite sink unit with mixer tap. Integrated fridge/freezer, laminate flooring, recessed lighting. Matching eye level cupboard housing wall mounted Vaillant combination boiler.

ENSUITE BEDROOM ONE West aspect. Comprising pvcu double glazed window, carpeted flooring, single light fitting, radiator, storage cupboard with hanging rail and shelving, door to:-

ENSUITE SHOWER ROOM Comprising tiled flooring, low flush wc, hand wash basin with mixer tap and vanity unit below, wall mounted LED mirror, heated towel rail, walk in shower cubicle with integrated shower over, recessed lighting, extractor fan.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, carpeted flooring, radiator, single light fitting.

BATHROOM Comprising panel enclosed bath with integrated shower attachment over, part tiled walls, low flush wc, hand wash basin with mixer tap and vanity unit below, tiled splashback, tiled flooring, radiator, recessed lighting, extractor fan.

TWO ALLOCATED PARKING SPACES

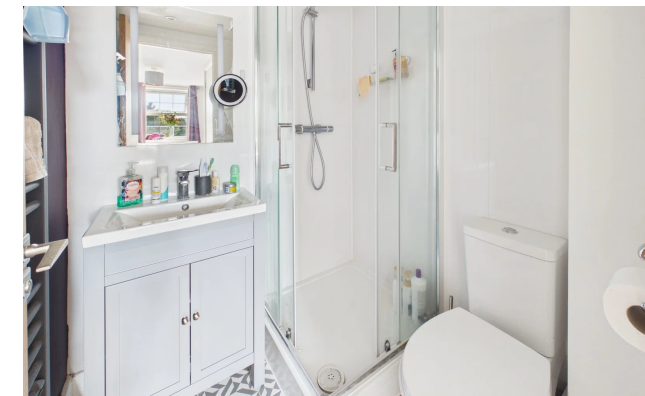
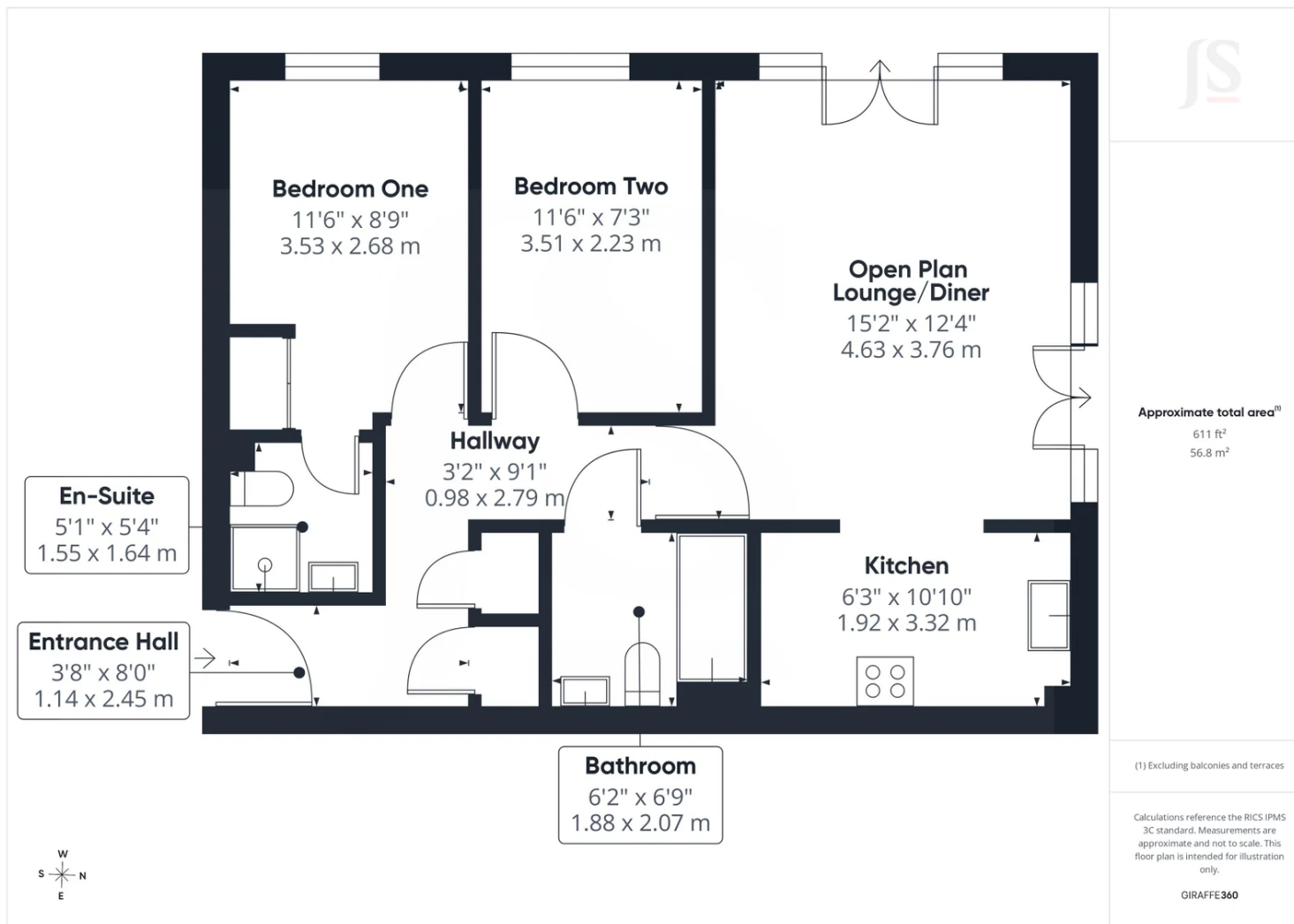
TENURE

LEASE: 125 years from 1 January 2010 - Approximately 108 years remaining

MAINTENANCE: Approximately £1095 per annum

GROUND RENT: Approximately £200 per annum





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

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.