Robert Luff & Co

Southdown Road, Shoreham-By-Sea

Leasehold - £245,000

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Description

Robert Luff & Co are delighted to market this spacious, one double bedroom apartment located on the second (top) floor of this incredibly popular high end retirement development, enviably located just a few hundred yards from Shoreham Town Centre. The building boasts a communal residents lounge, which hosts many social events, a residents laundry, passenger lift to all floors and beautiful communal gardens. The accommodation comprises: Entrance hall with ample storage, living room with doors onto private balcony overlooking the gardens, fitted kitchen, double bedroom with built in wardrobe and modern bathroom. Viewing Essential!!



Key Features

- One Bedroom Retirement Apartment with Lift
- Fully fitted kitchen with integrated appliances
- Chain Free
- Popular Churchill Development
- Ideally Located Close To Shoreham Town Centre
- Balcony Overlooking Gardens
- Communal Lounge
- 24 hour Careline system for safety and security
- Communal Gardens
- Council Tax Band: B





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Communal Front Door
Leading to:

Residents Lounge
Well appointed communal residents lounge.

Passenger Lift
To all floors.

Personal Front Door
To:

Entrance Hall
Large storage cupboard housing hot water cylinder, further cupboard housing consumer unit.

Lounge/Dining Room
6.12m x 3.18m (20'1" x 10'5")
Double glazed window and door to balcony. Electric fire and surround, night storage heater.

Balcony
Lovely aspect over the well maintained communal garden and views to the South Downs.

Kitchen
2.77m x 2.26m (9'1" x 7'5")
Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splash-backs, fitted electric oven, hob and extractor hood, space for fridge/freezer.

Bedroom
4.72m max narrowing to 4.09m x 2.79m max (15'6" max narrowing to 13'5" x 9'2" max)
Double glazed window overlooking gardens, built in wardrobe, bulk head storage cupboards, night storage heater.

Bathroom
Majority tiled walls, fitted suite comprising: Panel enclosed bath with mixer tap and shower over, close coupled WC, vanity unit with inset wash hand basin and cupboard under.

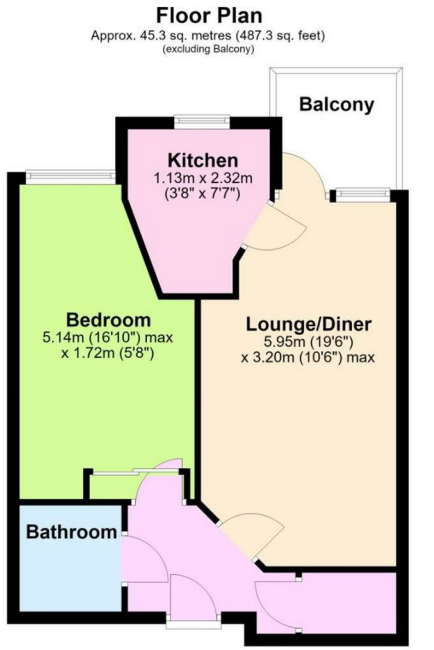
Outside

Communal Gardens
Impeccably kept gardens with seating areas, lawn and flower beds.

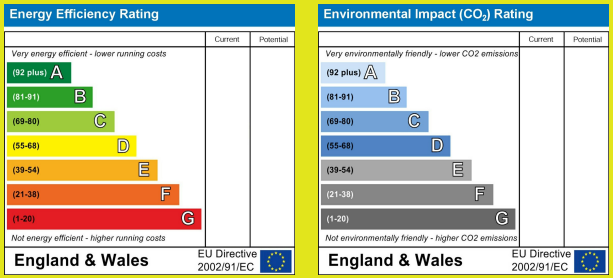
Parking
Unallocated.



Floor Plan Southdown Road



Total area: approx. 45.3 sq. metres (487.3 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





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