

Freehold Street, Shoreham by Sea

Guide Price £180,000 - £200,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 1

Bathrooms: 1

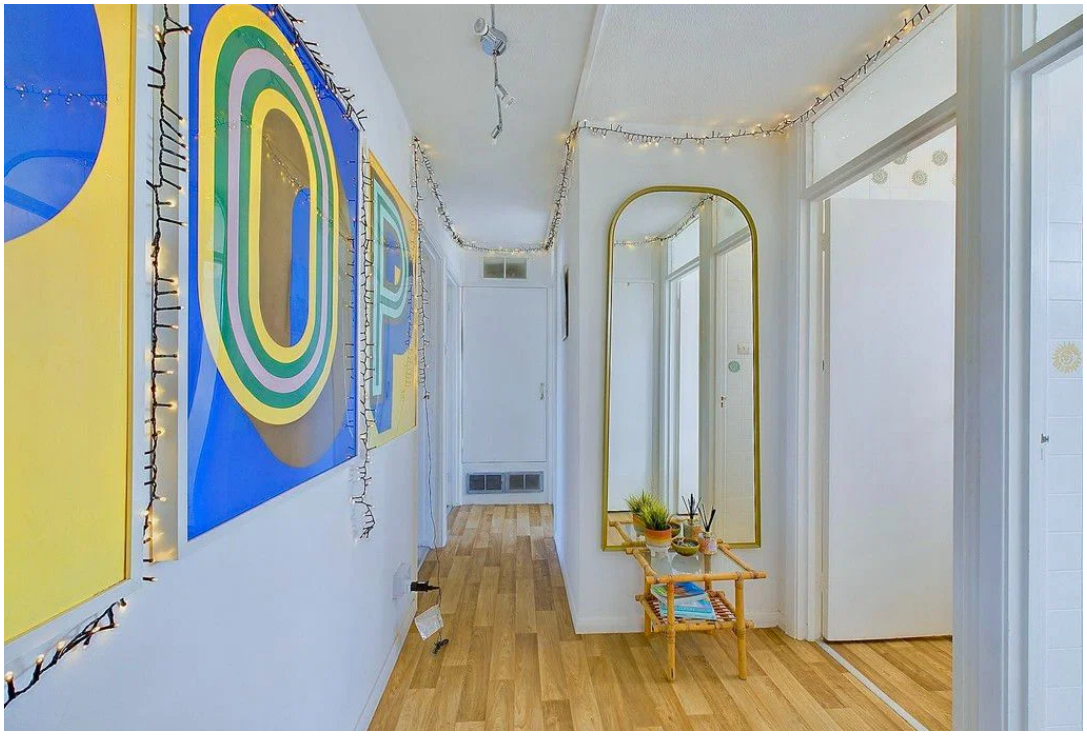
Receptions: 1

Council Tax Band: A

- Residents Parking (On A First Come First Serve Basis)
- Separate Walk In Storage Cupboard
- Spacious Lounge
- Private Balcony With Panoramic Roof Top, South Downs And Sunset Views
- Separate Wc
- Warm Air Heating
- Ideal Buy To Let Or First Time Buy
- Central Shoreham Location
- Close To Walks Along River Adur

We are delighted to offer for sale this spacious one bedroom third floor flat with impressive panoramic views towards the South Downs

Being within walking distance of Shoreham High Street, the River Adur and Shoreham Town Centre with its 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.





COMMUNAL ENTRANCE Stairs to:-

THIRD FLOOR LANDING Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted entry phone system, cupboard housing wall mounted electric meter, further cupboard with slatted shelving.

SPACIOUS LOUNGE North/West aspect benefitting from impressive distant roof top and downland views. Comprising two pvcu double glazed windows, wall mounted heating control panel, , pvcu double glazed window and door leading out to:-

NORTH/WEST FACING BALCONY Panoramic views over roof tops and towards the South Downs, also capturing impressive sunset views in evenings.

SPACIOUS KITCHEN South/East aspect benefitting from roof top views. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, part tiled splashbacks, tiled walls, space for fridge/freezer, space and provision for washing machine, walk in larder cupboard with shelving, inset four ring gas hob with oven below and extractor fan over, inset single drainer sink unit with mixer tap.

DOUBLE BEDROOM North/West aspect benefitting from distant roof top and Downland panoramic views. Comprising pvcu double glazed window, single light fitting.

BATHROOM South/East aspect. Comprising obscured glass pvcu double glazed window, panel enclosed bath wall mounted electric shower over, hand wash basin with vanity unit below, fully tiled walls.

SEPARATE WC Comprising obscured glass pvcu double glazed window, low flush wc, fully tiled walls.

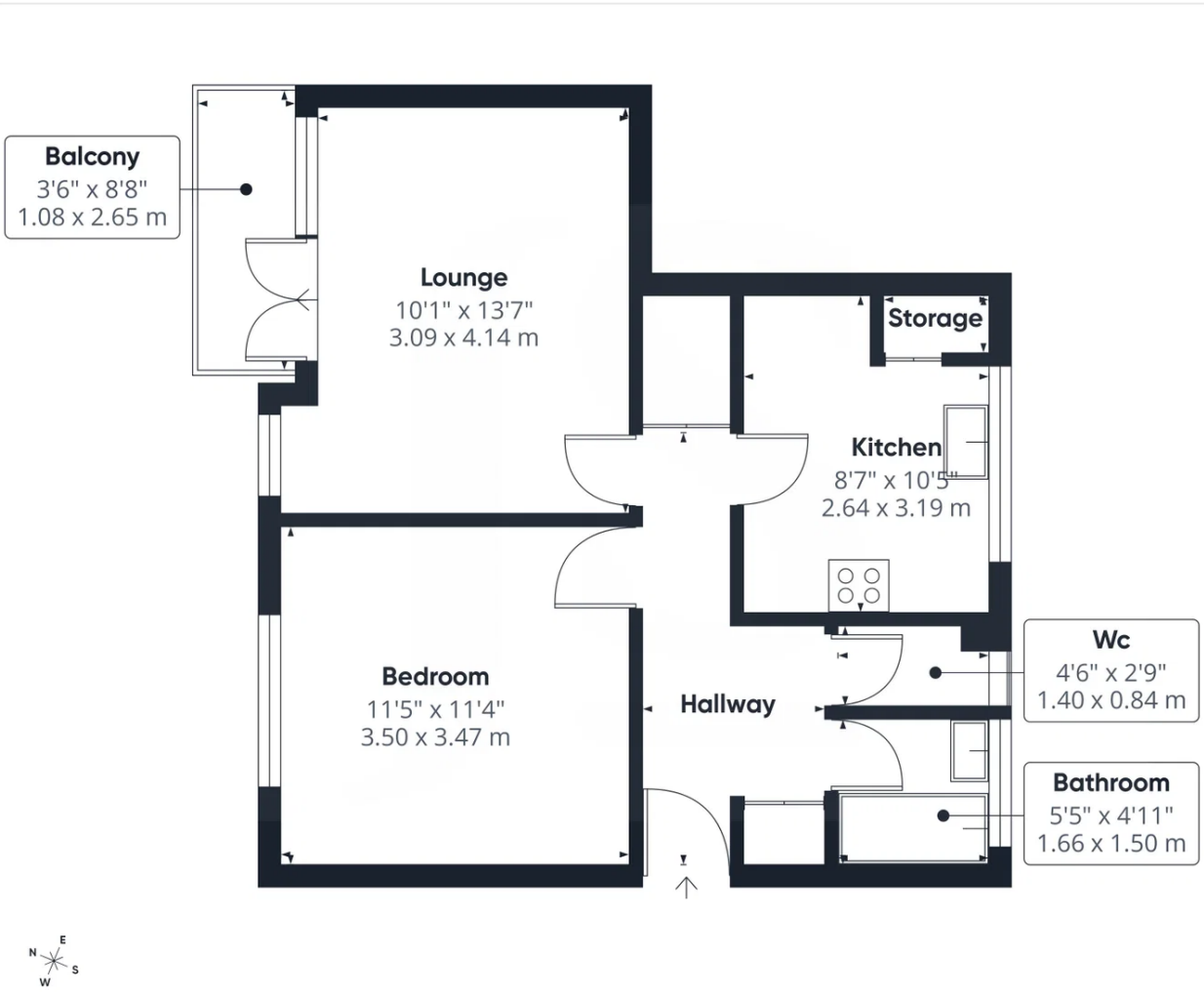
PRIVATE WALK IN STORAGE CUPBOARD 7' 5" x 3' 5" (2.26m x 1.04m) Pvcu double glazed window.

COMMUNAL RESIDENTS PARKING On a first come first serve basis

TENURE

Leasehold

LEASE: 125 years from 1989 - Approximately 88 years remaining
MAINTENANCE: For 2026/27 Approximately £1096.15 per annum
GROUND RENT: £10 per annum



Approximate total area(1)

482 ft²
44.8 m²

Balconies and terraces

30 ft²
2.8 m²

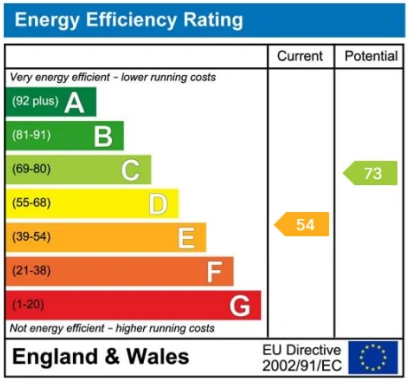
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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