



Lyndhurst House, Monarch Way, Shoreham by Sea
£270,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Communal Bike Shed
- Double Aspect Open Plan Lounge
- Ensuite To Main Bedroom
- Allocated Parking Space
- Popular Residential Location
- Modern Fitted Kitchen
- Well Presented Throughout
- Two Double Bedrooms
- Juliette Balconies
- Close To Buckingham Park & Local Shops

We are delighted to offer for sale this spacious second floor two bedroom apartment situated in this popular Shoreham location.

Local shops are just "around the corner", as are bus services and the doctors' surgery. Local schools are also close at hand, whilst the centre of Shoreham, with its comprehensive shopping facilities, library and mainline railway station, is just under 1 mile away. The seafront and the South Downs are both within easy reach.





COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wood effect laminate flooring, radiator, wall mounted entryphone system, two contemporary ceiling light fittings. Utility cupboard with shelving and provision for washing machine & tumble dryer.

DOUBLE ASPECT SPACIOUS OPEN PLAN LOUNGE West and North aspect. Comprising two obscure glass pvcu double glazed windows, pvcu double glazed double doors onto Juliette balcony, two radiators, wood effect laminate flooring, pendant light fitting. Leading into:-

CONTEMPORARY OPEN PLAN SPACIOUS KITCHEN North aspect. Comprising obscured glass pvcu double glazed window, matching range of fitted contemporary cupboards and drawers, roll edge laminate work surface with tiled upstand, inset four ring gas hob with extractor fan over, inset stainless steel single drainer sink unit with mixer tap, integrated appliances include dishwasher, fridge/freezer and eye level oven/cooker. Cupboard housing boiler, extractor fan, wood effect laminate flooring.

ENSUITE MASTER BEDROOM West aspect. Comprising pvcu double glazed double doors onto Juliette balcony, carpeted flooring, radiator, single light fitting, door to:-

MODERN ENSUITE SHOWER ROOM Comprising step in shower cubicle being fully tiled having an integrated shower attachment over, hidden cistern low flush wc, hand wash basin set in to work surface with tiled splashback, radiator, wood effect laminate flooring, single light fitting, extractor fan, shaver point.

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

MODERN FITTED BATHROOM Comprising panel enclosed bath having a wall mounted electric shower over and tiled surround, hidden cistern low flush wc, hand wash basin set into work surface with tiled splashback, radiator, wood effect laminate flooring, single light fitting, extractor fan, shaver point.

ALLOCATED PARKING SPACE

COMMUNAL GARDENS & BIKE STORE

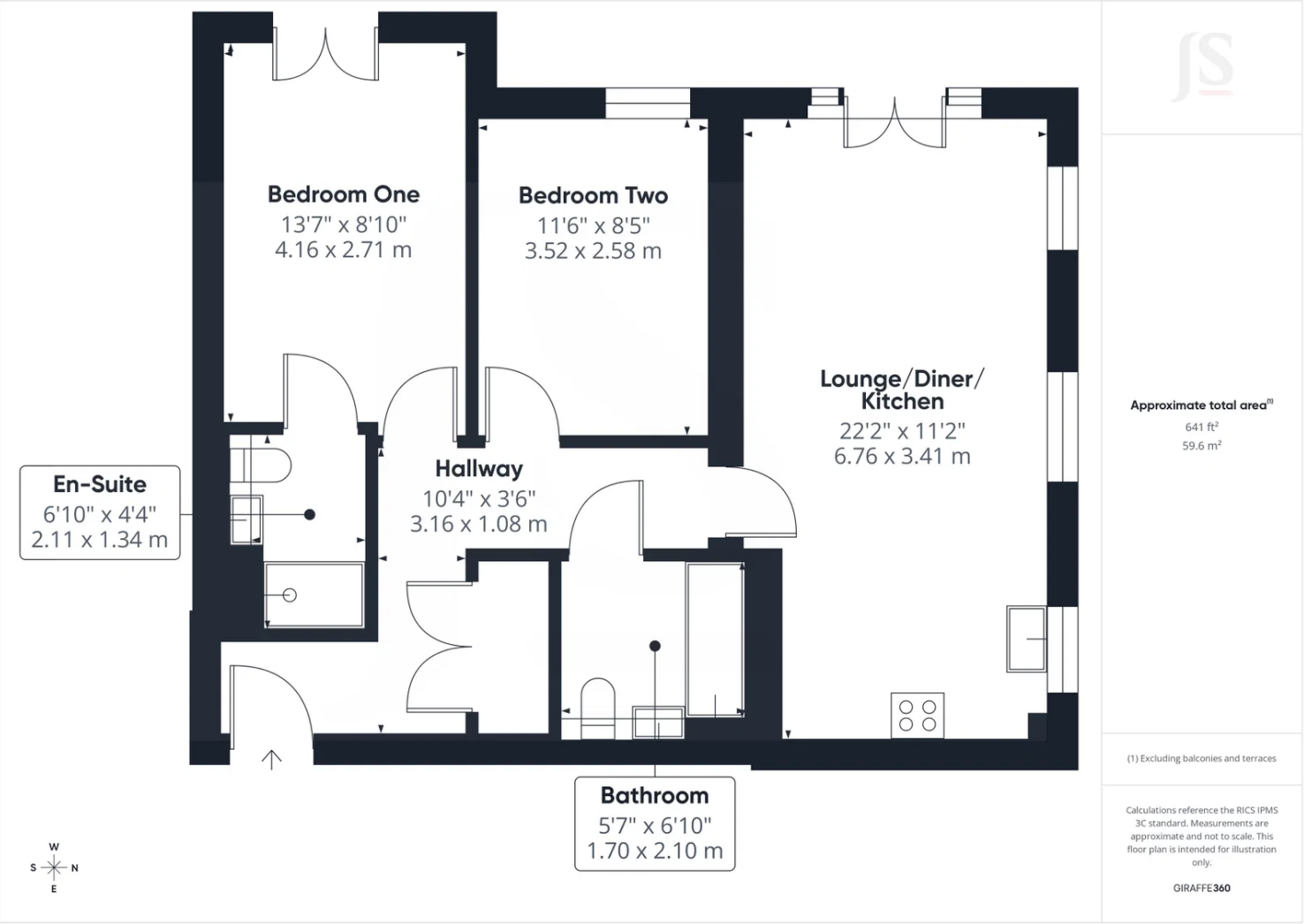
TENURE

Lease: 125 years from 25 March 2016 - Approximately 114 years remaining.

Maintenance: Approximately £1365 per annum

Ground Rent: Approximately £392.50 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 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 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.