7 Longstaff House Longshore Drive | | Shoreham-By-Sea | BN43 6DJ |

WARWICK BAKER
ESTATE AGENT

7 Longstaff House Longshore Drive | | Shoreham-By-Sea | BN43 6DJ

Offers In Excess Of £240,000

*** O.I.E.O. £240,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS VERY WELL PRESENTED FIRST FLOOR PURPOSE BUILT FLAT. SITUATED IN NORTH SHOREHAM WITHIN 800 METRES OF BUCKINGHAM PARK AND THE HOLMBUSH CENTRE. THE FLAT BENEFITS FROM ENTRANCE HALL, 29' LOUNGE/DINER/KITCHEN, DOUBLE BEDROOM, MODERN BATHROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- MODERN BATHROOM
- IDEAL FOR BUY TO LET INVESTORS
- 12' ENTRANCE HALL
- 13' DOUBLE BEDROOM
- 20' LOUNGE/DINER
- ALLOCATED PARKING SPACE
- 11' MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS

Front door leading to:

ENTRANCE HALL
12'4" (3.77)
Security door entry phone system, radiator with radiator cover, wall mounted digital thermostatic control unit, built in walk in double doored storage cupboard housing ' BOSCH' washing machine, 'AMTICO ' flooring.

LOUNGE/DINER/KITCHEN
20'3" x 11'3" (6.19 x 3.43)
Into bay with double glazed windows to the front, two double panelled radiators, 'AMTICO' flooring.

MODERN KITCHEN
11'0" x 7'1" (3.37 x 2.17)
Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top, storage cupboards under (space for potential dishwasher), matching granite effect back splash, adjacent matching work top with inset 'ELECROLUX' electric four ring hob, slow closing drawers and cupboards under, stainless steel back splash, stainless steel extractor hood, storage cupboards to both sides with LED downlighting, storage cupboard to the side housing gas fired combination boiler, further adjacent matching work top, slow closing cupboard under, matching granite effect back splash, complimented by matching wall unit over with LED downlighting, built in ' ELECTROLUX ' electric oven to the side, storage cupboards under and over, space for tall fridge/freezer to the side, 'AMTICO' flooring, LED downlighting, clean air filtration system.

Door off entrance hall to:

DOUBLE BEDROOM
13'10" x 9'11" (4.22 x 3.03)
Double glazed windows to the front, single panel radiator.

Door off entrance hall to:

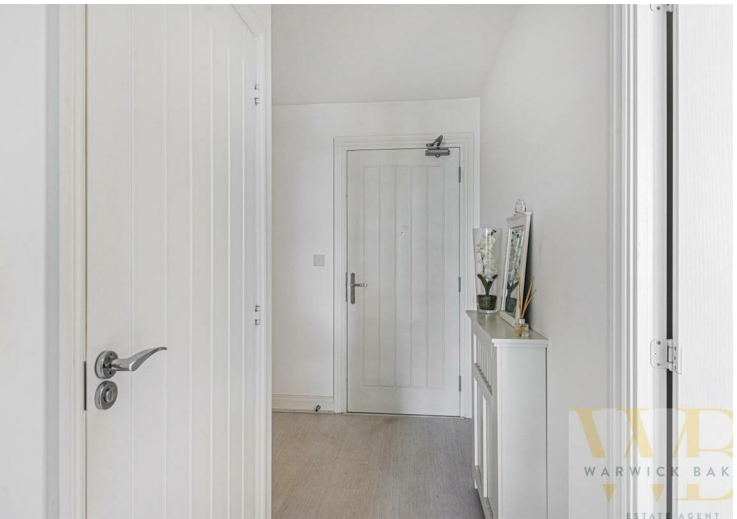
BATHROOM
Being part tiled, comprising bath with contemporary style mixer tap, built in shower with separate shower attachment folding glass shower screen, vanity unit with enamelled sink unit with contemporary style mixer tap, low level wc to the side, single panel radiator, vinyl flooring, LED downlighting, clean air filtration system.

ALLOCATED PARKING SPACE
No: 7.

OUTGOINGS
MAINTENACE:- £800 PER ANNUM

GROUND RENT:- £200 PER ANNUM

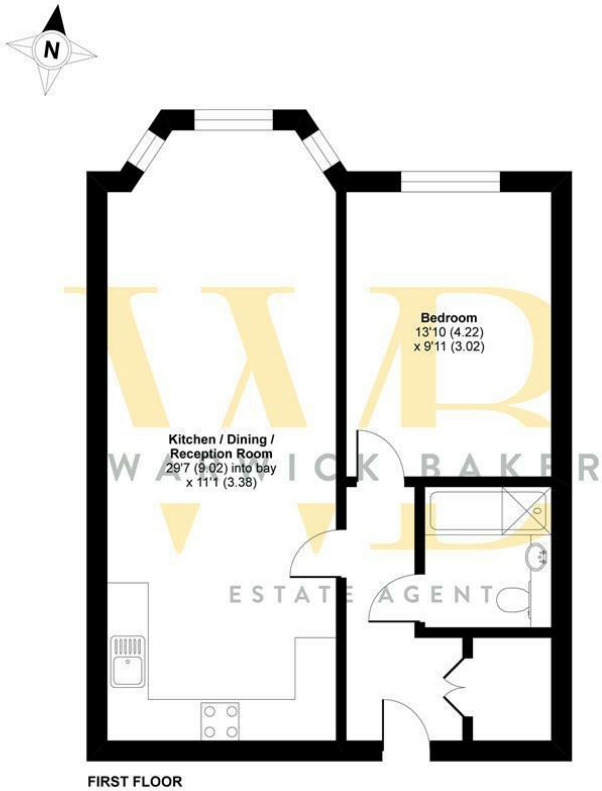
LEASE:- 121 YEARS REMAINING



Longshore Drive, Shoreham-by-Sea, BN43

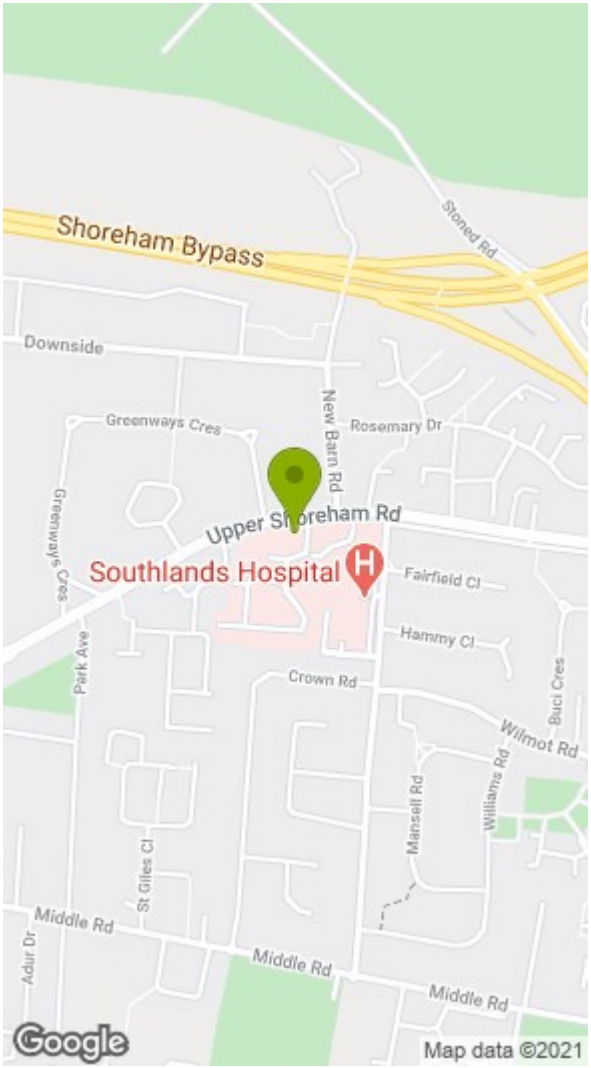
Approximate Area = 601 sq ft / 55.8 sq m

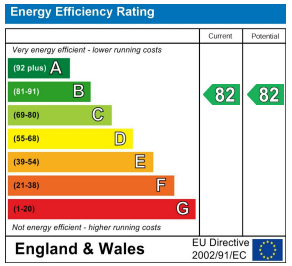
For identification only - Not to scale

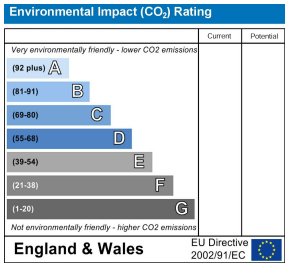


FIRST FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Warwick Baker Estate Agent Ltd. REF: 684328







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate