



Flat, 26, Longcroft Southdown Road | | Shoreham | BN43 5AY



ESTATE AGENT



## Flat, 26, Longcroft Southdown Road | | Shoreham | BN43 5AY

Offers In Excess Of £279,950

\*\*\* OFFERS IN EXCESS OF £279,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE APARTMENT OCCUPYING PART OF THE FIRST FLOOR OF THIS PURPOSE BUILT BLOCK. LOCATED IN THE HEART OF SHOREHAM, WITHIN 250 METRES OF THE HIGH STREET AND A PLETHORA OF SHOPS, AND ALSO THE MAINLINE RAILWAY STATION ( LONDON-VICTORIA 80 MINUTES ). THE PROPERTY BENEFITS FROM AN ENTRY PHONE SYSTEM, 16' ENTRANCE HALL, 17' SOUTH FACING LOUNGE, TWO BEDROOMS, MODERN KITCHEN, MODERN BATHROOM, SEPARATE CLOAKROOM, SOUTH FACING BALCONY AND GARAGE IN COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- FIRST FLOOR PURPOSE BUILT FLAT
- SECURITY DOOR ENTRY PHONE SYSTEM
- 16' ENTRANCE HALL
- TWO BEDROOMS
- 17' SOUTH FACING LOUNGE
- 11' MODERN KITCHEN
- MODERN BATHROOM + SEPARATE CLOAKROOM
- 9' SOUTH FACING BALCONY
- GARAGE IN COMPOUND
- NO UPWARD CHAIN

Front door leading to:

### ENTRANCE HALL

**16'0" in length (4.88 in length)**

Security door entry phone system, door giving access to slimline storage cupboard housing gas and electric meters, door giving access to storage cupboard with hanging space, storage cupboard over, further storage cupboard with hanging rail, storage cupboard over, single panel radiator.

Part frosted glazed door off entrance hall to:

### LOUNGE

**17'9" x 11'11" (5.43 x 3.64)**

Double glazed windows to the front having a favoured southerly aspect, double panelled radiator.

Double glazed French door off lounge to:

### BALCONY

**9'9" x 3'2" (2.98 x 0.97)**

Having a favoured southerly aspect, enclosed by steel bakustrade with security glass panels.

Part frosted glazed door off entrance hall to:

### KITCHEN

**11'10" x 6'9" (3.62 x 2.07)**

Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, inset into wood effect worktop, storage cupboards

under, washing machine to the side, tiled splash back, free standing cooker to the side with matching adjacent wood effect worktop to both sides, drawers and cupboards under, tiled splash back, complimented by matching wall units over, space for tall fridge/freezer to the side, wall mounted ' WORCESTER ' gas fired combination boiler to the side, double glazed windows to the rear, vinyl flooring.

Part frosted glazed door off entrance hall to:

### BEDROOM 1

**15'7" x 10'0" (4.77 x 3.06)**

Double glazed windows to the front having a favoured southerly aspect, double panelled radiator, built in wardrobe with hanging and shelving space, storage cupboard over.

Part frosted glazed door off entrance hall to:

### BEDROOM 2

**10'6" x 7'6" (3.21 x 2.30)**

Double glazed windows to the rear, double panelled radiator.

Door off entrance hall to:

### BATHROOM

Being part tiled comprising panel bath with contemporary style mixer tap, twin hand grips, wall mounted ' MIRA SPORT ' independent shower unit with separate shower attachment, shower rail and curtain,

vanity unit with inset enamel sink unit with contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, frosted double glazed windows, vinyl flooring.

Door off entrance hall to:

### SEPARATE CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, frosted double glazed window, vinyl flooring.

### GARAGE NO:2 IN COMPOUND

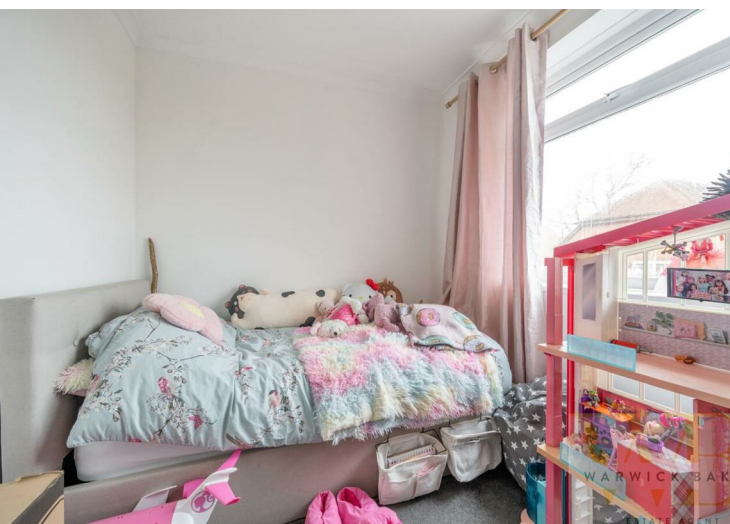
With up and over door.

### OUTGOINGS

MAINTENANCE:- £690 EVERY SIX MONTHS

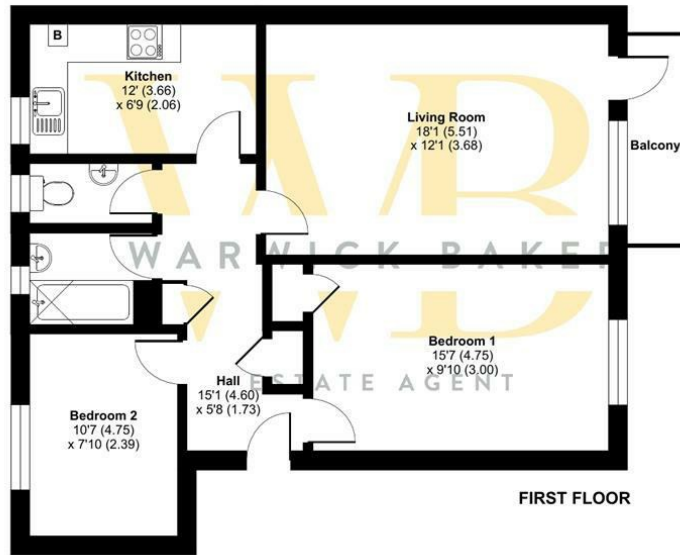
GROUND RENT:- TBA

LEASE:- 137 YEARS REMAINING

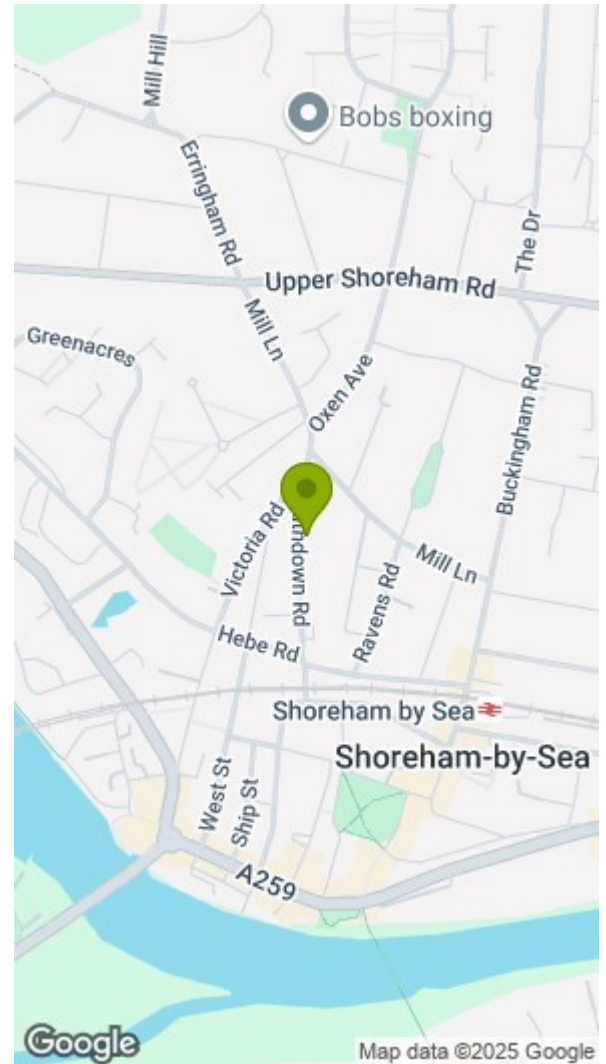


## Southdown Road, BN43

Approximate Area = 725 sq ft / 67.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1219325 ©richcom 2024.



### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	76	79
			England & Wales
			EU Directive 2002/91/EC