



10 Beach Court Old Fort Road | | Shoreham | BN43 5RG





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£225,000

SOLD SUBJECT TO CONTRACT..

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- OLD FORT ROAD
- STUNNING VIEWS
- 2 BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- BALCONY WITH SEA VIEWS
- KITCHEN
- BATHROOM
- GARAGE IN COMPOUND
- NEW LEASE
- 01273 461144

### Front door leading to **ENTRANCE HALL**

11' in length, security door entryphone system, night storage heater. Door to storage cupboard with hanging and shelving space, door to airing cupboard, frosted glazed windows affording borrowed light from the dining area.

Part frosted glazed door off to:

### **THROUGH LOUNGE/DINING ROOM**

#### **DINING ROOM**

**13'5" x 10'2" (4.11 x 3.12)**

double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and the English Channel, night storage heater.

Square opening off to:

#### **LOUNGE**

**12'11" x 9'8" (3.96 x 2.97)**

with double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and the English Channel, night storage heater.

Double glazed door off to:

#### **BALCONY**

**6'11" x 6'11" (2.13 x 2.13)**

having a favoured southerly aspect with direct views of Shoreham Beach and the English Channel.

Door off dining room to:

#### **KITCHEN**

**7'3" x 7'3" (2.21 x 2.21)**

comprising stainless steel sink unit with mixer tap inset into worktop with drawer and cupboards under, tiled splashback, adjacent worktop with drawer and cupboard under, space for cooker to the side, complemented by matching wall units over, display shelving to the side, adjacent breakfast bar with space for fridge under, storage cupboard over, open serving hatch to the lounge, double glazed window to the side having an easterly aspect, vinyl flooring, built in storage cupboard with shelving.

#### **BEDROOM 1**

**10'2" x 10'2" (3.12 x 3.12)**

double glazed windows to the rear with glimpses of the South Downs, night storage heater, built in double door wardrobe with hanging and shelving space.

Door off entrance hall to:

#### **BEDROOM 2**

**8'9" x 6'11" (2.67 x 2.13)**

double glazed windows to the rear with glimpses of the South Downs.

#### **BATHROOM**

being part tiled comprising wood panelled bath, independent wall mounted shower unit with separate shower attachment, shower rail and shower curtain, pedestal wash hand basin, low level wc, frosted double glazed window, vinyl flooring.

#### **GARAGE**

**16'11" x 8'0" (5.18 x 2.44)**

up and over door.

#### **VIEW**

#### **MAINTENANCE**

£1300 per annum approx.

GROUND RENT £28 per annum approx

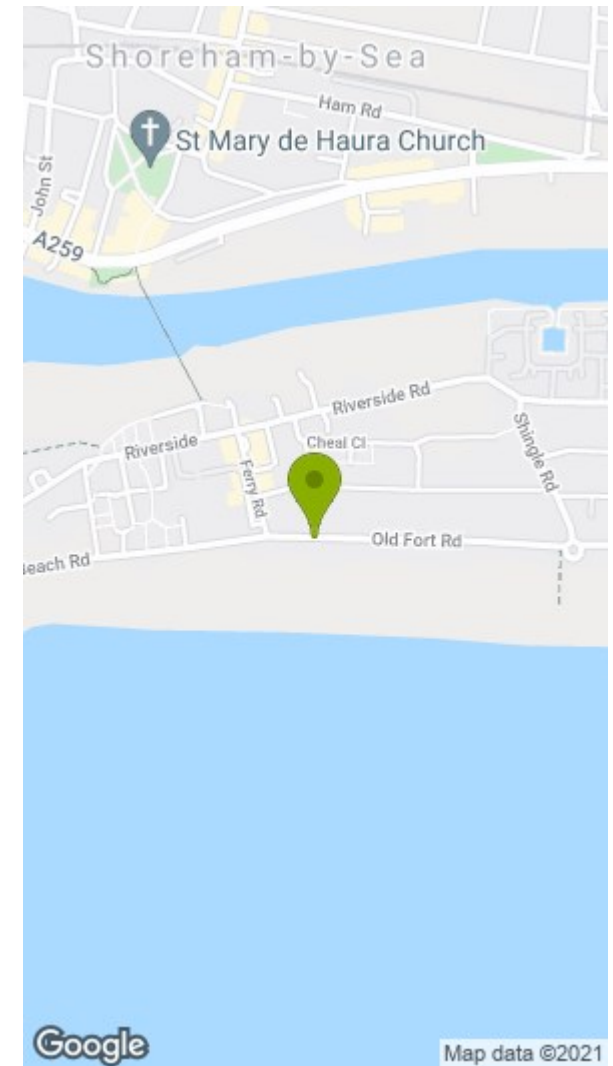
LEASE 56 years remaining - OUR VENDOR IS RENEWING.



**Ground Floor**  
Approx. 58.9 sq. metres (634.5 sq. feet)



Total area: approx. 58.9 sq. metres (634.5 sq. feet)



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