



7 Longstaff House Longshore Drive | | Shoreham-By-Sea  
BN14 9D1





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

Offers In Excess Of £240,000

SOLD SUBJECT TO CONTRACT..

\*\*\* ANOTHER PROPERTY SSTC BY WARWICK BAKER ESTATE AGENTS - MORE PROPERTY NEEDED. CALL US TODAY TO BOOK IN YOUR FREE VALUATION - 01273 461144 \*\*\*

- 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

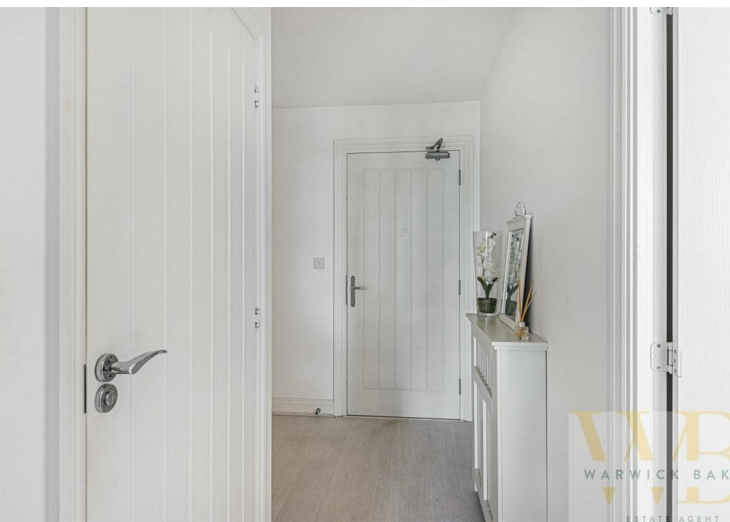
No: 7.

### OUTGOINGS

MAINTENANCE:- £800 PER ANNUM

GROUND RENT:- £200 PER ANNUM

LEASE:- 121 YEARS REMAINING




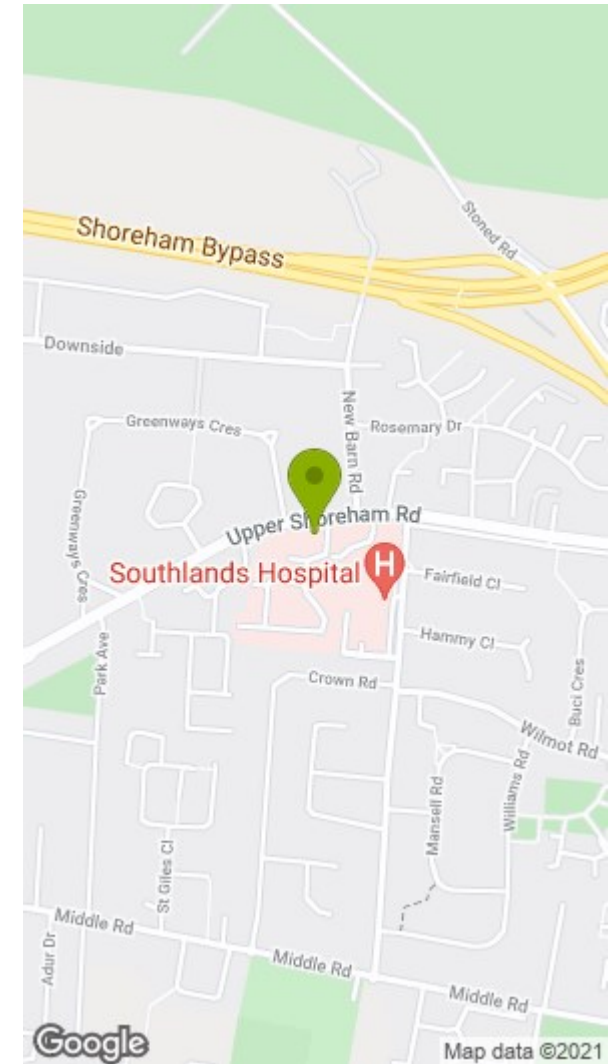
# Longshore Drive, Shoreham-by-Sea, BN43

Approximate Area = 601 sq ft / 55.8 sq m  
For identification only - Not to scale




FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 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

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>		
(55-68) <b>D</b>			(55-68) <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	