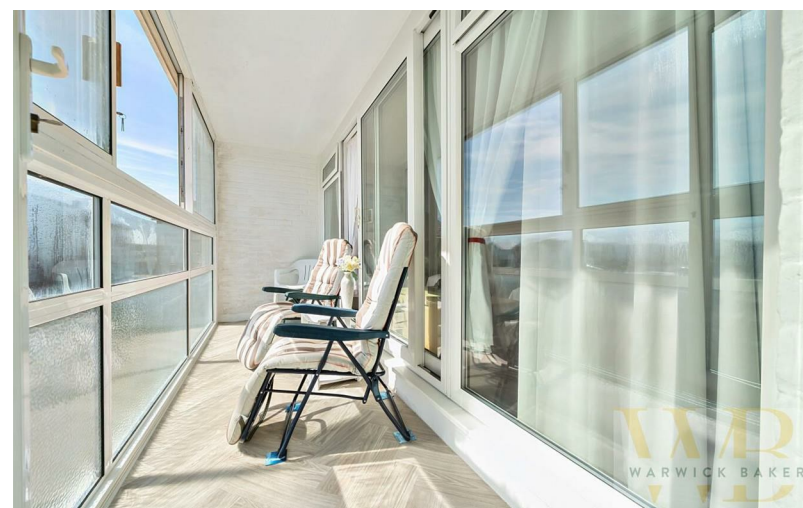




10 Kings Court Beach Green | | Shoreham-By-Sea | BN43 5YD





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£280,000

*** £280,000 ***

WE ARE ABSOLUTELY DELIGHTED TO PRESENT TO THE MARKET THIS INCREDIBLY SPACIOUS FIRST-FLOOR APARTMENT IN THE ENCHANTING KINGS COURT, BEACH GREEN. NESTLED WITHIN MERE STEPS FROM THE SHIMMERING BEACH, THIS DELIGHTFUL FLAT FEATURES AN IMPRESSIVE LIVING/DINING ROOM SPANNING AN INVITING 27'10 X 14'11 TRIPLEX ASPECT, WHERE LIGHT DANCES ELEGANTLY THROUGHOUT THE SPACE.

THIS CHARMING ABODE ALSO BOASTS TWO GENEROUS DOUBLE BEDROOMS, PROVIDING AMPLE ROOM FOR RELAXATION AND RETREAT. THE HEART OF THE HOME IS A BEAUTIFULLY REFITTED KITCHEN, PERFECT FOR CULINARY ADVENTURES, ALONGSIDE A WELL-APPOINTED BATHROOM AND A CONVENIENT W.C.

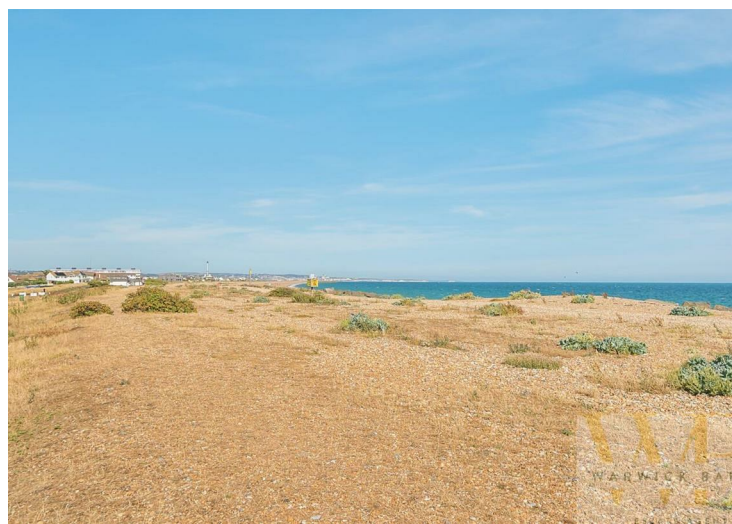
- KINGS COURT, SHOREHAM BEACH
- MODERN KITCHEN
- NO CHAIN - VACANT POSSESSION
- SHARE OF FREEHOLD,
- FIRST FLOOR
- PLEASE CALL TO VIEW - 01273 461144
- 27'10 TRIPLE ASPECT LIVING / DINING ROOM
- ENCLOSED WEST FACING BALCONY
- TWO DOUBLE BEDROOMS
- GARAGE & PRIVATE PARKING

OUTGOINGS

SHARE OF FREEHOLD

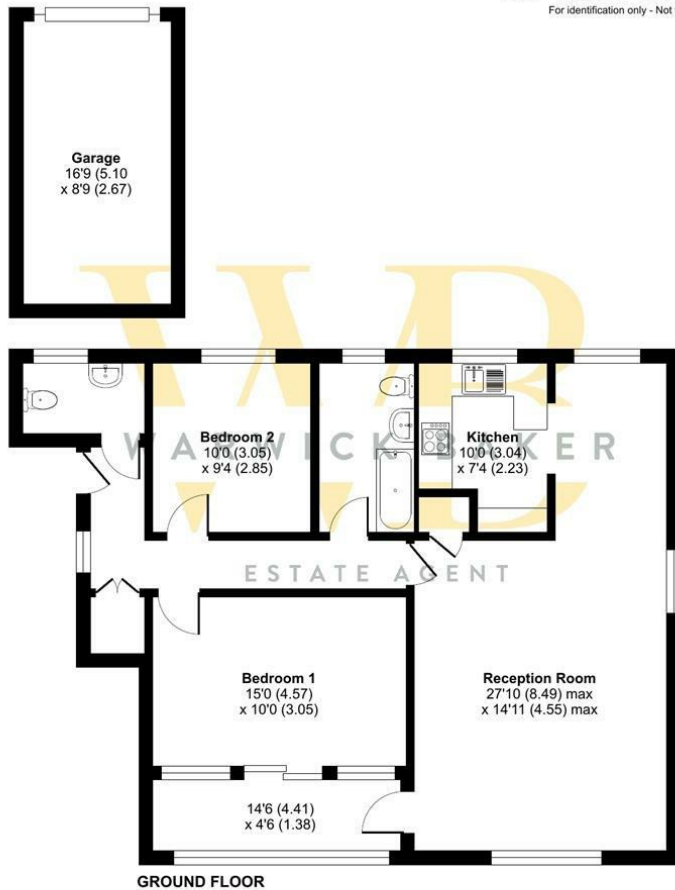
MAINTENANCE - £150 A MONTH.

LEASE - 835 YEARS

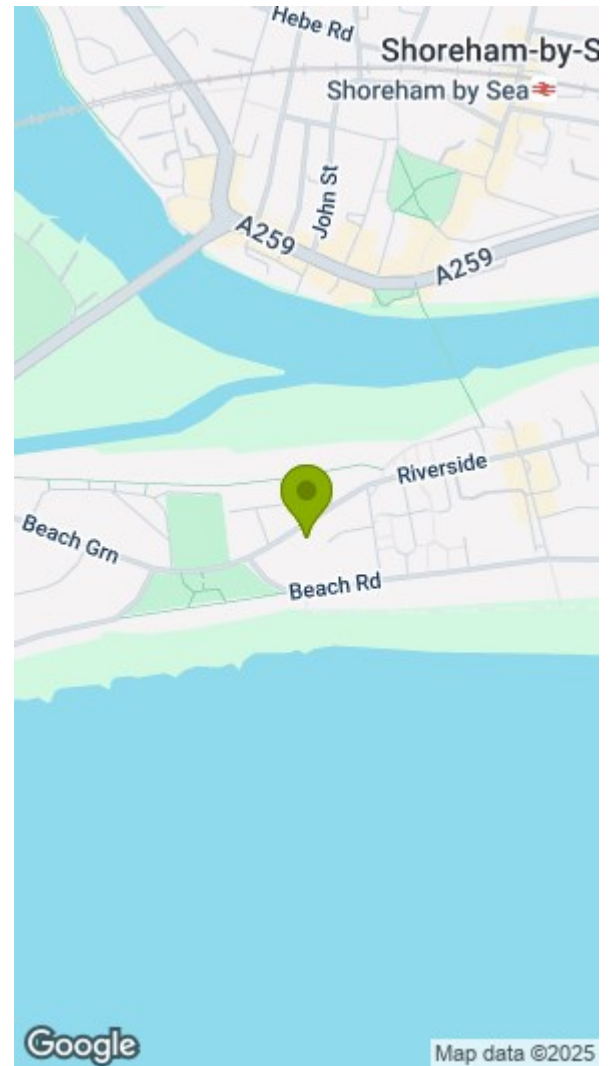


Beach Green, Shoreham-by-Sea, BN43

Approximate Area = 958 sq ft / 89 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1105 sq ft / 102.6 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). ©richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1318246.



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC