Robert Luff & Co

Beach Green, Shoreham-By-Sea

Leasehold - Share of Freehold - Offers In Excess Of £340,000

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Description

Robert Luff & Co are excited to present this incredibly spacious and well maintained THREE DOUBLE BEDROOM flat, enviably located on Shoreham Beach, just moments from the beach itself. The impressive accommodation comprises: Entrance hall, 17ft x 14ft West facing living room, modern open plan kitchen/diner, enclosed West facing balcony, three fantastic bedrooms, bathroom with double ended bath, WC & wash hand basin, further separate WC. Outside, there are attractive communal gardens and a private garage. VIEWING ESSENTIAL - VENDOR SUITED!!

Key Features

- Incredibly Spacious Purpose Built Flat
- Three Double Bedrooms
- Fitted Kitchen
- Garage
- Council Tax Band: C
- Prime Shoreham Beach Location
- Generous Living Accommodation
- Modern Bathroom/WC & Further WC
- Double Glazing & Gas Central Heating
- EPC: C

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Communal Entrance Hall
Stairs to first floor landing.

Personal Front Door
To:

Entrance hall

Living Room
5.28m x 4.52m (17'4" x 14'10")

Kitchen/Diner
4.52m x 3.05m (14'10" x 10')

Bedroom One
4.57m x 3.05m (15' x 10')

Bedroom Two
4.37m x 3.00m (14'4" x 9'10")

Bedroom Three
3.00m x 2.82m (9'10" x 9'3")

Bathroom
Fully tiled walls, fitted suite comprising: Double ended bath with mixer tap & shower over, vanity unit with inset wash hand basin & cupboard under, close coupled WC, double glazed window.

Further WC
Close coupled WC & wash hand basin.

Enclosed Balcony
Westerly aspect.

Outside

Communal Gardens

Private Garage
Single garage with up & over door.

Outgoings
Council Tax Band C.
Share Of Freehold.
Service Charge £165 per month.

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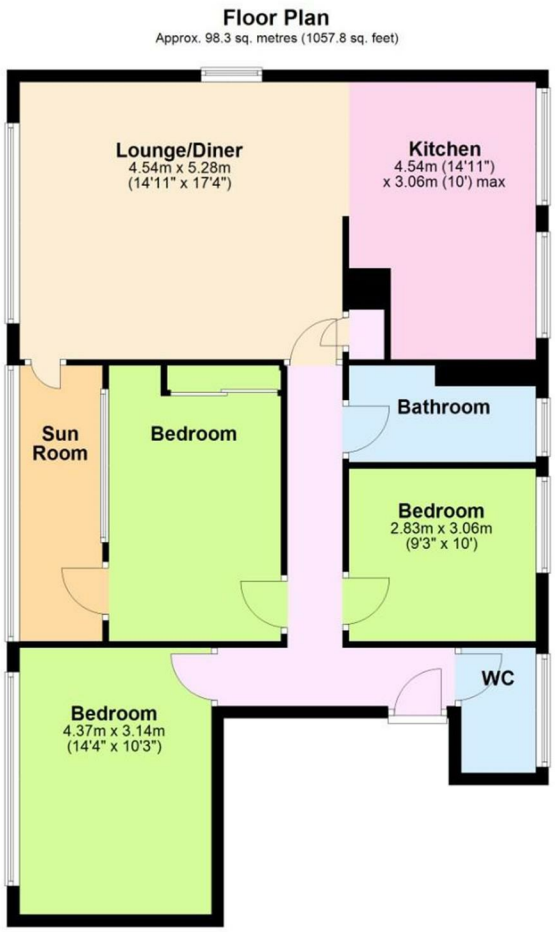
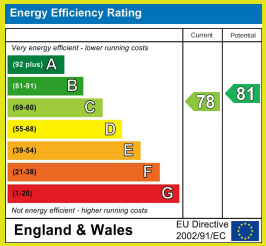
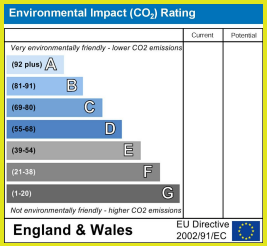
Floor Plan Beach Green



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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