



Offers In Excess Of
£300,000
Leasehold

Southdown Road, Shoreham-By-

- Purpose Built Flat
- Three Double Bedrooms
- South Facing Balcony
- Allocated Parking
- Council Tax Band - C
- Shoreham Town Centre
- Bathroom & Further WC
- Gas Central Heating & Double Glazing
- EPC Rating - D
- Being Sold Chain Free

Welcome to this charming three-bedroom apartment located on Southdown Road in the picturesque town of Shoreham-By-Sea. Situated in a purpose-built flat, this property boasts a delightful south-facing balcony, perfect for enjoying the sunny British weather.

Upon entering, you are greeted by a beautifully presented interior that exudes warmth and comfort. The apartment features a large south facing lounge, ideal for entertaining guests or simply relaxing after a long day and with three bedrooms, there is ample space for a growing family or for those in need of a home office.

The property also includes a well-maintained bathroom, ensuring convenience for all residents. Parking is made easy with space available for one vehicle, a valuable commodity in this sought-after area.

Conveniently located close to Shoreham town centre, you'll have easy access to a variety of shops, restaurants, and local amenities. Whether you're looking to take a leisurely stroll along the shore or explore the town's vibrant offerings, this apartment provides the perfect base for coastal living.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm of Southdown Road for yourself.

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Communal Entrance Hall

Stairs to top floor landing.

Personal Front Door

Ta

Entrance Hall

Wood block flooring, storage cupboard, cupboard housing consumer unit and electric meter, airing cupboard housing immersion heater, radiator, coving and door entryphone system.

Living Room 22' x 10'8" (6.71m x 3.25m)

Dual aspect double glazed windows to front & side, television aerial point, coving, two radiators and double glazed door opening onto:

South Facing Balcony

Views over rooftops to St Mary De Haura church.

Kitchen 12'7" x 7'8" (3.84m x 2.34m)

Double glazed window to front, range of fitted wall & base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, gas and electric cooker points, space and plumbing for washing machine, radiator, central heating boiler.

Bedroom One 15'6" x 10' (4.72m x 3.05m)

Double glazed window, coving, wardrobes, radiator.

Bedroom Two 14'5" x 7'8" (4.39m x 2.34m)

Double glazed window, wardrobe, radiator.

Bedroom Three 12' x 8'6" (3.66m x 2.59m)

Double glazed window, coving, radiator.

Bathroom

Fitted suite comprising: built in shower, close coupled WC, pedestal wash hand basin, fully tiled walls, radiator.

WC

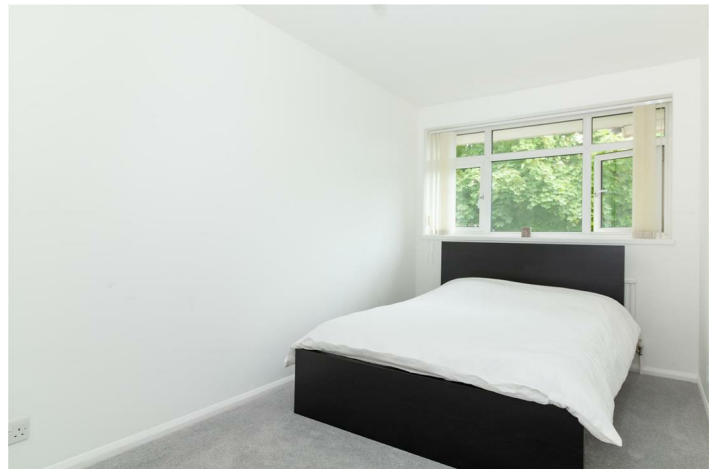
Coving, part tiled walls, close coupled WC, wash hand basin, radiator.

Parking Space

One allocated space plus Visitors parking.

Agent Notes

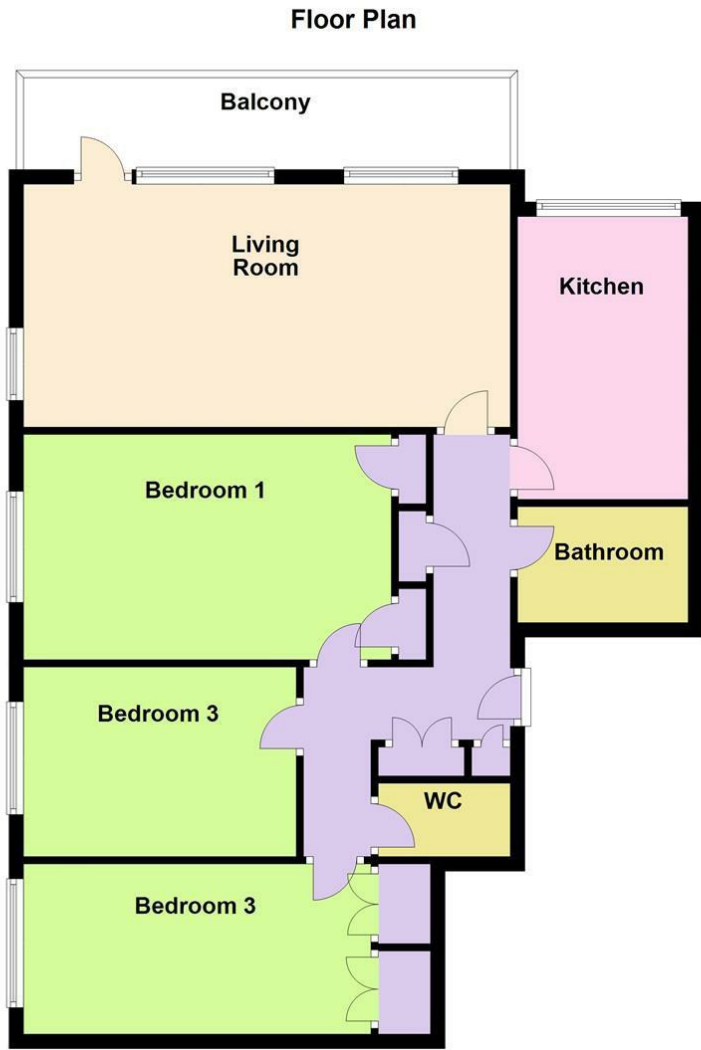
We have been informed by the seller that there is 138 years remaining on the lease and the annual maintenance charge is £1920.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		56	68
		EU Directive 2002/91/EC	

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

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.