



Asking Price  
**£275,000**  
 Leasehold

## Southdown Road, Shoreham-By-

- Ground Floor Flat
- Two Double Bedrooms
- Allocated Parking
- No Onward Chain
- Council Tax Band: C
- Balcony
- Close To Town Centre
- New Lease On Completion
- EPC: TBC

Robert Luff & Co are delighted to present this spacious TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, ideally located just a short walk from Shoreham town centre and mainline railway station. The property, which will benefit from a NEW LEASE ON COMPLETION, features: Entrance hall with ample storage, living room opening onto BALCONY, kitchen, master bedroom with built in wardrobes, further double bedroom and bathroom. Further benefits include: Double glazing, allocated parking and NO ONWARD CHAIN.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

### Communal Entrance Hall

### Personal Front Door

Leading to:

### Entrance Hall

2 X storage cupboards, night storage heater.

### Living Room 17'9" x 11'9" (5.41m x 3.58m)

Double glazed windows to front, door to balcony, night storage heater.

### Kitchen 11'10" x 7' (3.61m x 2.13m)

Double glazed window to rear, range of fitted wall & base level units, fitted roll edge work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, space & plumbing for washing machine.

### Bedroom One 14' x 10' (4.27m x 3.05m)

Double glazed window to front, night storage heater.

### Bedroom Two 11'6" x 7'10" (3.51m x 2.39m)

Double glazed window to rear, night storage heater.

### Bathroom

Double glazed window to rear, fully tiled walls. Fitted suite comprising: Panel enclosed bath with electric shower over, pedestal wash hand basin, close coupled WC.

### Outside

### Allocated Parking Space

For one vehicle.

### Outgoings

Our seller has advised us of the following:

Service Charge Approx. £1330 pa

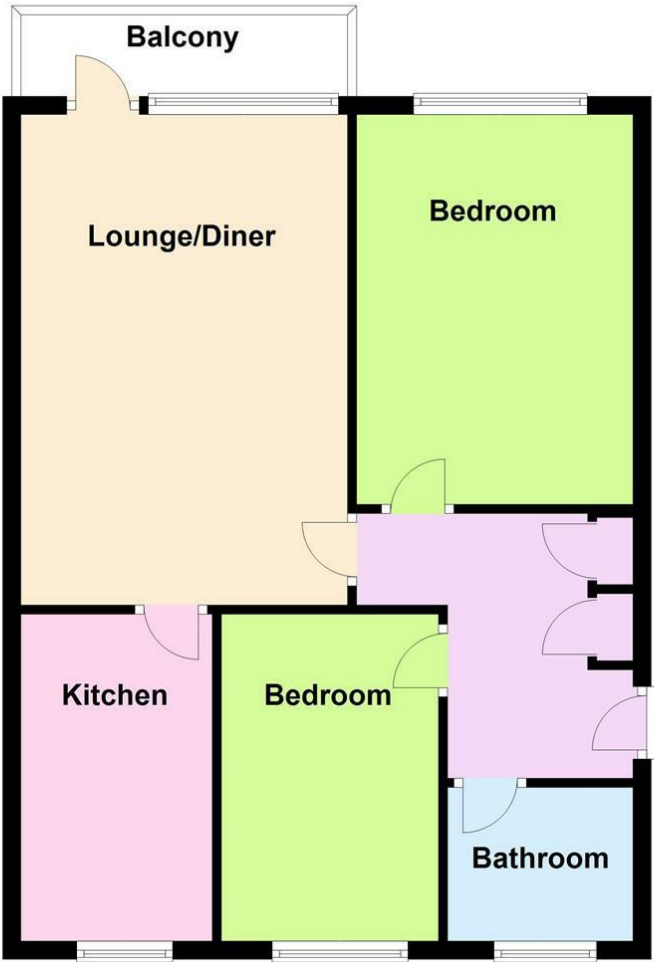


3-7 South Street, Lancing, West Sussex, BN15 8AE

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**Floor Plan**  
Approx. 61.6 sq. metres (663.0 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.