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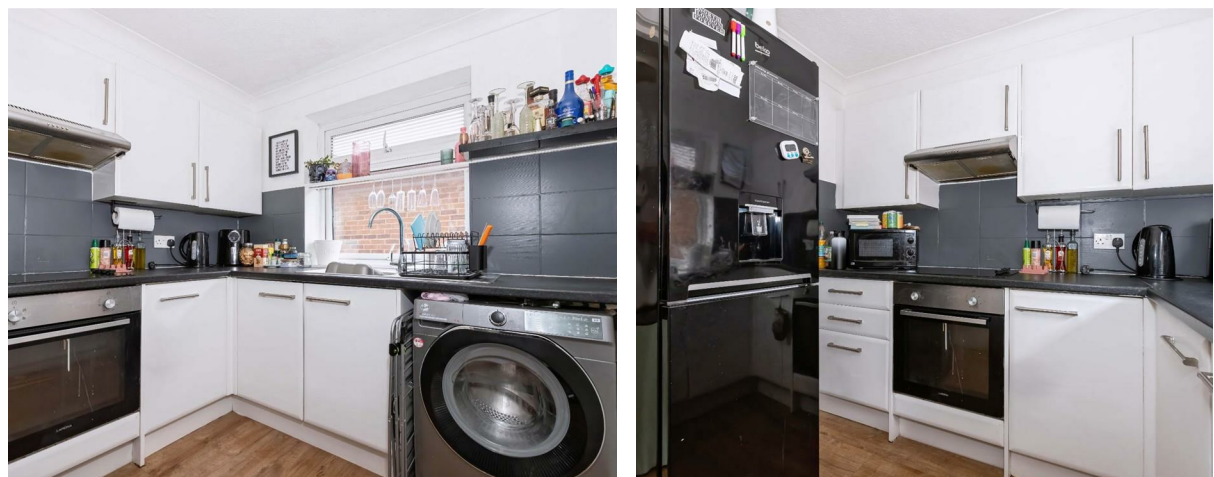


Description

Robert Luff & Co are delighted to present this beautifully presented first floor apartment, ideally located within easy walking distance of Shoreham High Street. Widewater Nature Reserve and beach are just a few hundred yards away and the 700 bus service provides easy access to Brighton, Worthing and beyond. The property benefits from a fitted kitchen, modern white bathroom, double glazing and efficient electric heating.

Key Features

- One Double Bedroom First Floor Flat
- Residents Parking
- Near To 700 Bus Route Giving Easy Access To Brighton
- Down-land Views
- EPC: D
- Stones Throw To The Beach
- Double Glazing & Efficient Electric Heating
- Beautifully Presented
- Close To Shoreham High Street, Widewater Nature Reserve
- New Lease On Completion



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

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Communal Entrance Hall

Stairs to first floor landing.

Personal Front Door

To inner lobby. Inner door to:

Hallway

Coving, door entry-phone system, wall mounted consumer unit.

Living Room

3.78m x 2.84m (12'5 x 9'4)

Double glazed windows, coving, carpet, wall mounted, built in storage cupboard, Dimplex electric heater.

Fitted Kitchen

2.44m x 2.44m (8' x 8')

Double glazed window to side. Range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated electric oven and hob with extractor hood over, tiled splash-backs, washing machine, laminate floor and heated towel rail.



Bedroom

3.81m x 3.43m (12'6" x 11'3)

Double glazed window with views to the South Downs, coving, carpet, wall mounted Dimplex electric heater.

Bathroom

Fitted white suite comprising: Panel enclosed bath with hand grips, pedestal wash hand basin with mixer tap, close coupled WC, shaver point, airing cupboard, extractor fan.

Outside

Communal Gardens

Mainly laid to lawn, refuse area and drying area.

Parking

One allocated space.

Outgoings

Lease: New lease on completion

Ground Rent: £250p.a.

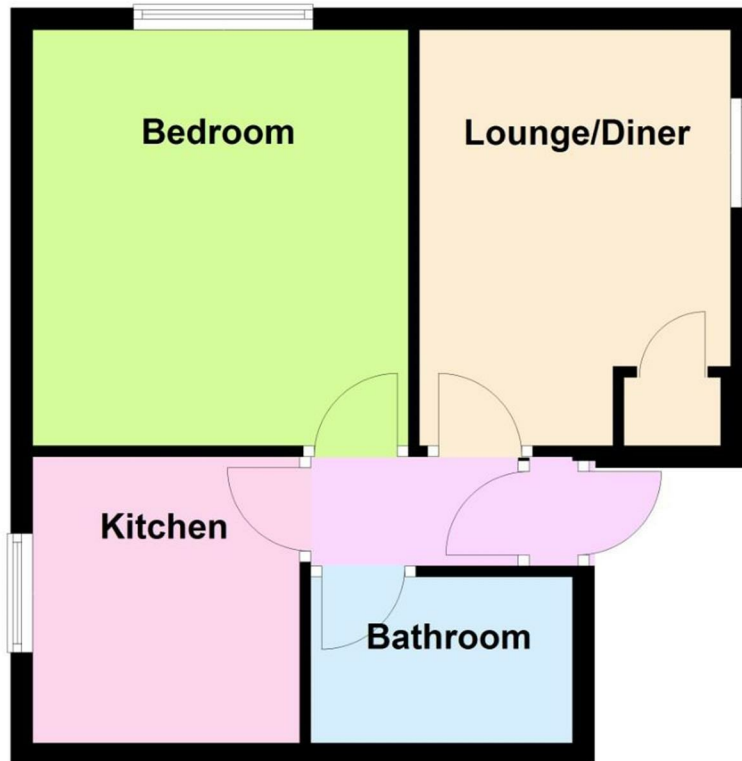
Maintenance: £780 per 6 months.

Holiday Lets / Air B&B not allowed.

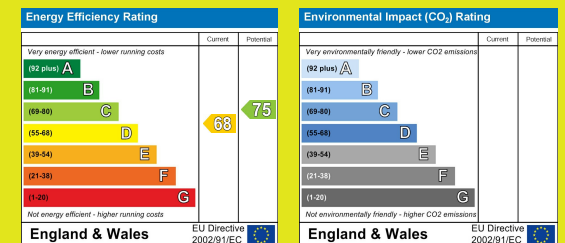
Floor Plan Brighton Road

Floor Plan

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 37.3 sq. metres (401.9 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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