



New Salts Farm Road, Shoreham-

Offers In Excess Of
£275,000
Leasehold

- Ground Floor Flat
- Two Bedrooms
- Semi-Rural Location
- Walking Distance Town Centre & Beach
- Stunning Vistas
- Beautiful Communal Gardens
- Allocated Parking
- Long Lease
- No Chain
- EPC: D

Robert Luff & Co are delighted to present this TWO BEDROOM apartment, situated on the GROUND FLOOR of this FANTASTIC BUILDING located in a semi-rural location on the Shoreham border. Shoreham High Street with its fine array of independent shops, cafe's, bars and restaurants is within a 0.6 mile radius and the River Adur and Shoreham Beach are just a short walk away. The property is surrounded by stunning scenery and comprises: Entrance hall, living room, fitted kitchen, master bedroom with large walk in cupboard, further bedroom, bathroom and separate WC. Outside, there are beautiful communal gardens and allocated parking. Benefits include: Gas central heating, majority double glazing, a long lease and NO ONWARD CHAIN.

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Accommodation

Approach

The personal entrance door is located at the rear of the building and approached via beautiful gardens.

Entrance Hall

Timber front door, coving, storage cupboard housing consumer unit, radiator.

Living Room 14'9" x 10'6" (4.50m x 3.20m)

Coving, double glazed window to side, downlighters, wall lights, radiator.

Kitchen 12'3" x 8'1" (3.73m x 2.46m)

Double glazed window to side. Fitted kitchen comprising: Range of fitted wall and base level units, fitted roll edged work-surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, gas hob and extractor hood over, space and plumbing for washing machine, space for further appliances, cupboard housing combination boiler, coving.

Bedroom One 14'5" x 13'10" (4.39m x 4.22m)

Double glazed window to side, two radiators, large walk in storage cupboard.

Bedroom Two 12'4" x 6'6" (3.76m x 1.98m)

Double glazed window to side, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, majority tiled walls, downlighters, extractor fan.

Separate WC

Double glazed window to side, close coupled WC, part tiled walls, radiator.

Outside

Communal Gardens

Beautifully landscaped communal gardens, laid to lawn, flower beds, seating areas and a feature fountain.

Parking

Allocated parking space.

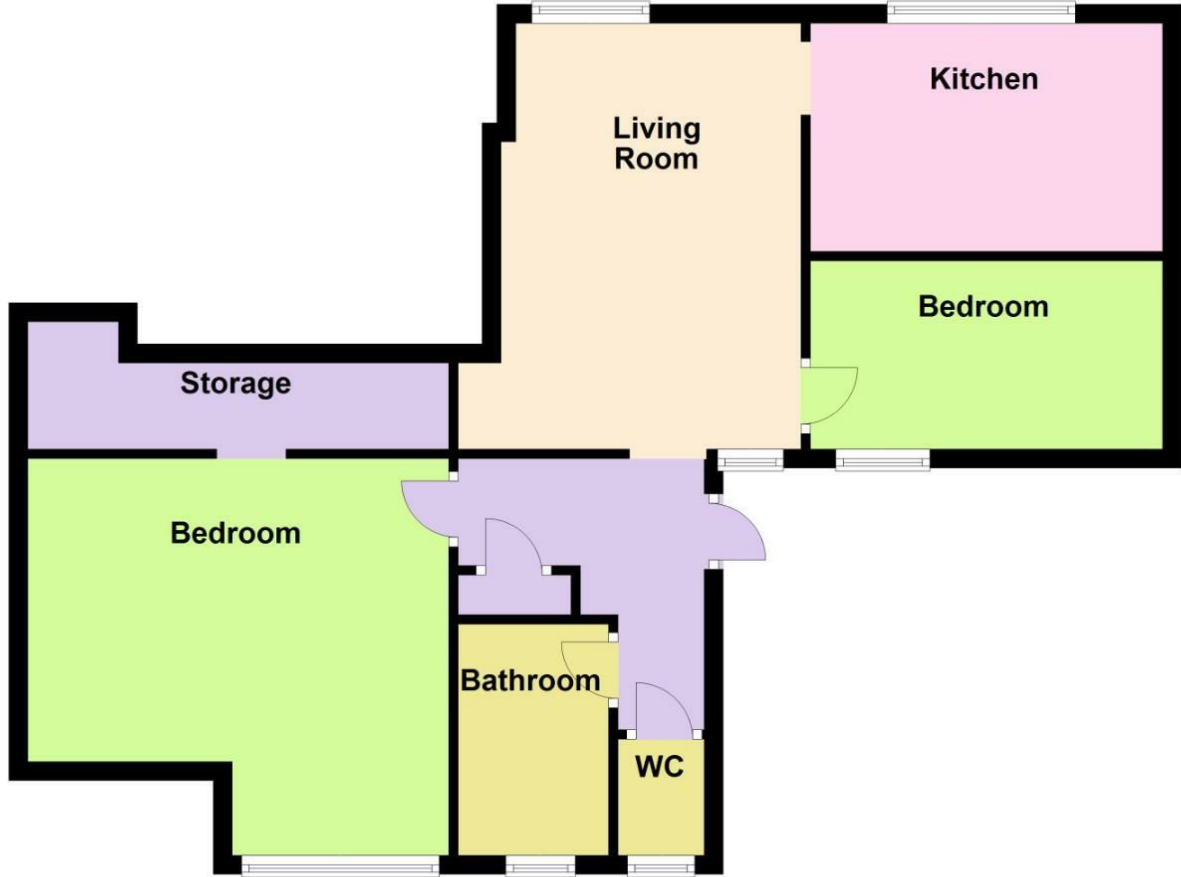
Lease

125 years beginning on and including 1 June 2021 and ending on and including 31 May 2146



Floor Plan

Approx. 65.4 sq. metres (704.3 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 sq. feet)

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		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.