# Longstaff House, Longshore Drive
# Shoreham-By-Sea

HEALY & NEWSOM

EST. 1990

# Longstaff House, Longshore Drive, Shoreham-By-Sea, BN43 6DJ

## Guide price £225,000

Longstaff House presents a splendid opportunity to reside in a well presented flat that beautifully blends modern convenience with modern features offering a unique living experience that is both inviting and sophisticated. This lovely home has an exceptionally spacious open-plan living room, featuring a delightful bay window that floods the space with natural light, the flat also has a generously sized double bedroom, perfect for relaxation and rest. The bathroom is equally impressive, featuring a shower over the bath with attractive tiling to add to the contemporary finish. A separate utility room provides space for a washing machine and dryer, along with additional shelving and storage options, ensuring that your living area remains tidy.

Situated in a well-managed building there is peace of mind for the future homeowners. The property also has excellent energy efficiency, including great insulation and an efficient heating system, this flat is not only a beautiful place to live but also a practical choice.

The property comes with an allocated parking space, a rare find in such a desirable location, additionally, residents will appreciate the large secure communal bike storage room conveniently located opposite the flat, catering to those who enjoy cycling along the picturesque down land and coastal paths.

### Location

Longshore Drive is located in the charming coastal town of Shoreham-By-Sea, an ideal location with easy access to the fashionable Shoreham High street that has an array of pubs, restaurants and independent shops, as well as the harbour and local beach. Shoreham train station is located just over a mile away and transports links also include a regular bus services affording access to the surrounding areas, as well as easy access to the A27 and the Homebush shopping complex featuring a variety of shops, eateries and a 24-hour Tesco store.

Mill Hill Local Nature Reserve is less than two miles in distance to the north of the property, this beautiful reserve has easy access trails and is popular for its outstanding views across the Adur Valley. In spring and summer the hill is bursting with wild flowers and butterflies, this location is ideal for exploring the South Downs national park in addition there is a variety of close by green spaces and sports fields.

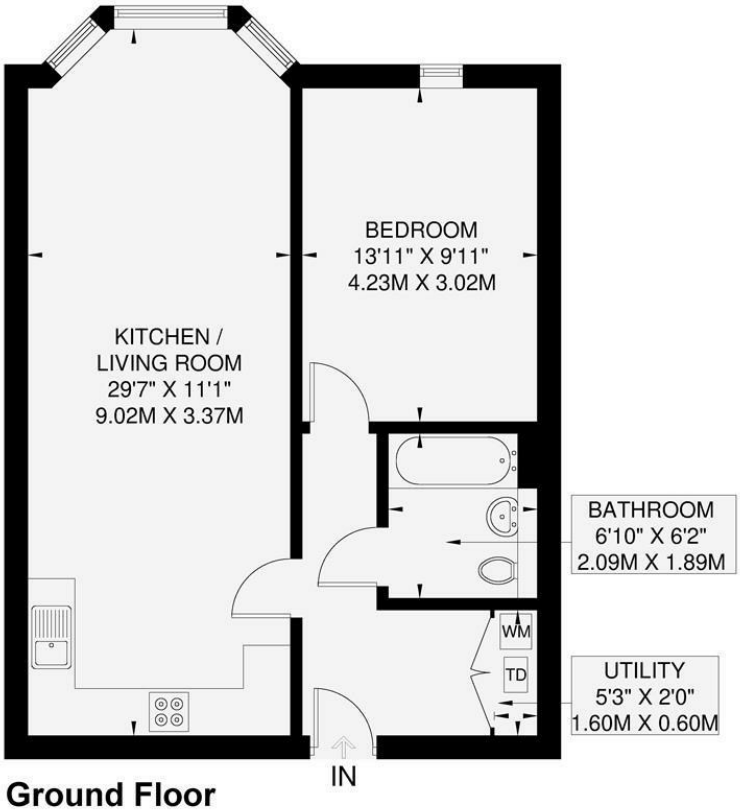
### Additional Information

(Outgoings as advised by our client)
Tenure: Leasehold, approximately 116 years remaining on the Lease
Service charge: Approximately £130 per month (£1,560 per year)
Ground Rent: £200 per year
EPC Rating: C
Council Tax: B
Internal measurement: 595 Square feet / 55.3 Square metres
Parking: Allocated parking space, on road parking is available on the Upper Shoreham Road and surrounding streets.

# LONGSTAFF HOUSE

*Hove*

**Approximate Gross Internal Area**
*55.3 sq m / 595 sq ft*




**Ground Floor**
**55.3 sq m / 595 sq ft**

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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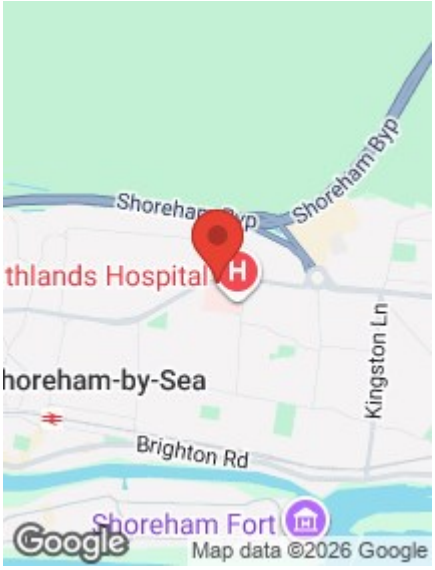
|---|---|---|---|---|---|
| | Measuring Points | CH | Ceiling Height | | |
| S | Storage Cupboard | T | Hot Water Tank | | |
| W | Fitted Wardrobes | FF | Integrated Fridge / Freezer | | |
| | Garden Shortened for Display | | Head Height Below 1.5m | | |
| | Skylight | B | Boiler | | |

N




VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

**1.** All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

**2.** Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

**3.** Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

**4.** The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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