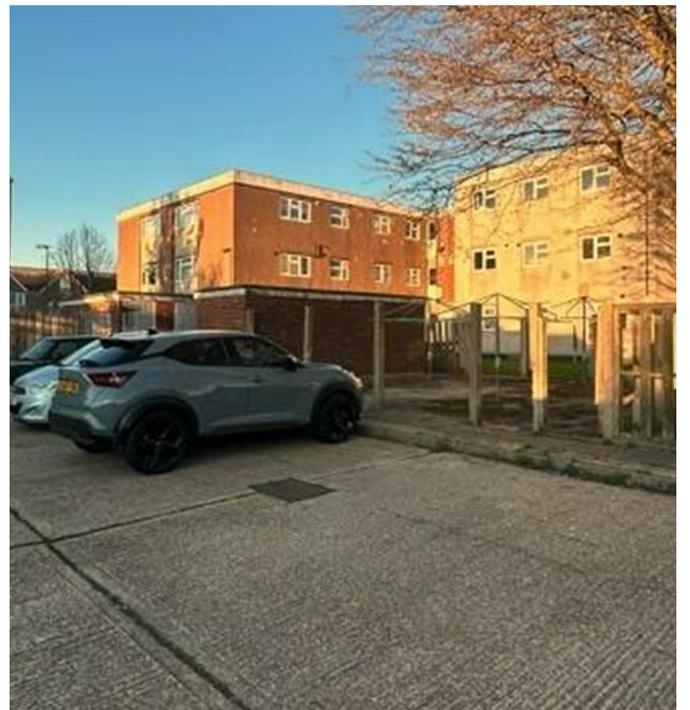




St Giles Close  
Shoreham

HEALY  
& NEWSOM

EST. 1990





# Southlands Court, St Giles Close, Shoreham, BN43 6GU

£170,000

We are delighted to offer for sale this well presented one double bedroom first-floor flat, ideally situated in a convenient area of Shoreham.

The property features a good sized entrance hall with three large fitted hallway storage cupboards, a lovely bright lounge with built in shelves, leading to a modern and well-equipped kitchen with granite worktops, soft close doors and plenty of storage (built in oven grill, fridge freezer, washing machine and tumble drier).

There is a double bedroom and contemporary bathroom with large walk-in shower.

Externally, there is un-allocated parking available to the rear of the building along with a convenient private storage unit.

Perfectly positioned close to Shoreham's mainline railway station, the property is ideally suited to professional commuters, first-time buyers, or buy-to-let investors seeking a well-located and ready-to-move-into home. The flat is currently rented and achieves a rental yield of 7%, so a perfect investment!

The block benefits from a car park, and plenty of street parking. The property is conveniently located close to Shoreham town centre, with plenty of local amenities and easy public transport.

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## Location

This property is situated in a sought after residential part Shoreham, 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 nearby and transports links are good with regular bus services affording access to the surrounding areas, as well as easy access to the A27. A variety of green spaces are close by, some including playing fields, playgrounds, football pitches and tennis courts. Kingston beach is also just over a mile in distance to the south.

## Additional Information

EPC rating: C

Internal measurement: 46.07 Square metres / 495.9 Square feet

Parking: Communal car park - unallocated parking

Council tax band: A

Tenure: Leasehold, 89 Years remaining

Maintenance Charges: 624.00 per year. Ground Rent £10 per year

# Ground Floor



Total area: approx. 495.9 sq. feet



#### 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 a 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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