



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

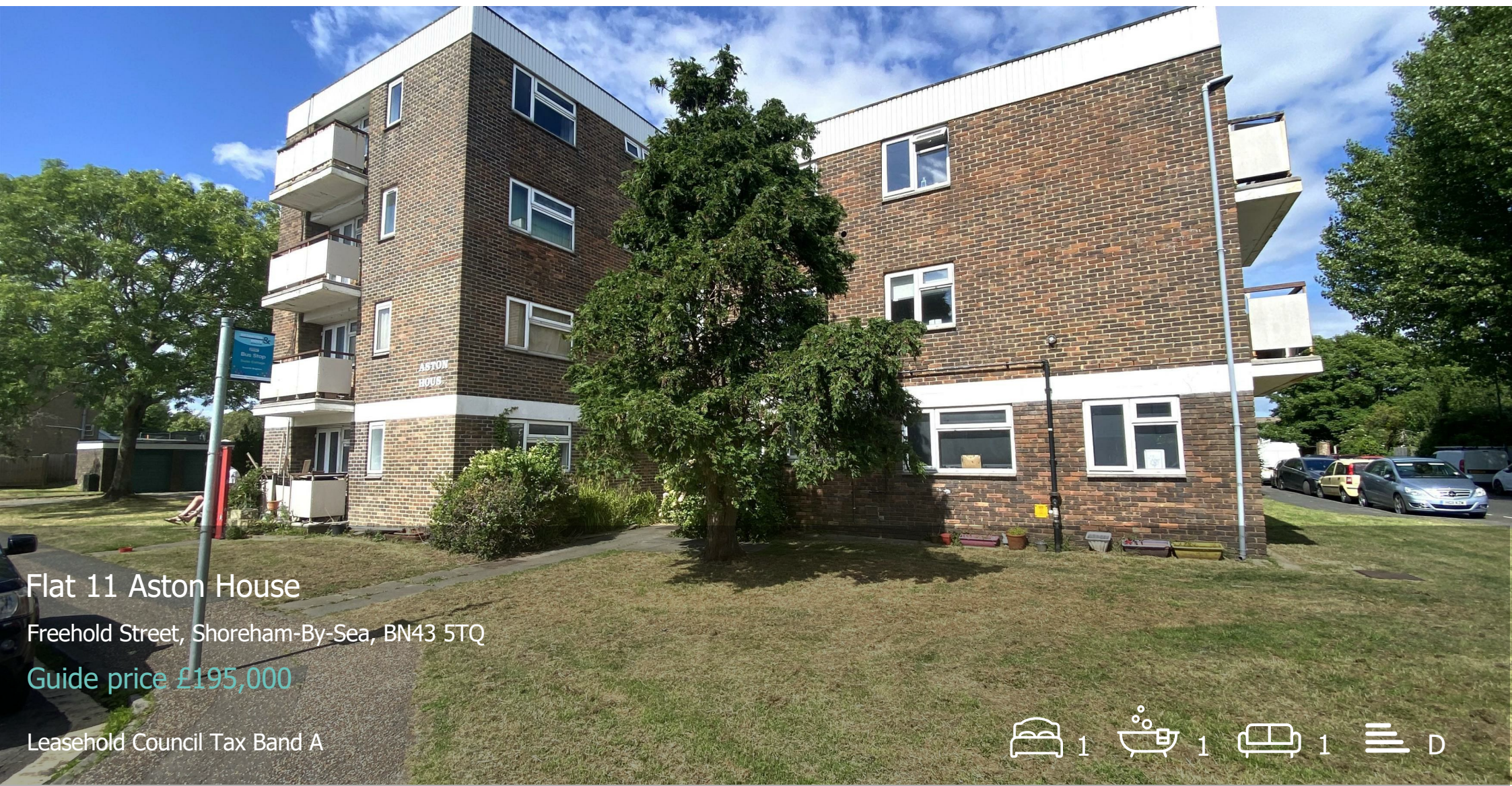
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Flat 11 Aston House

Freehold Street, Shoreham-By-Sea, BN43 5TQ

Guide price **£195,000**

Leasehold Council Tax Band A



James & James Estate Agents are delighted to bring to the market this spacious and well presented top floor apartment situated just a stones throw from Shoreham High St.

In brief, the accommodation briefly comprise, security entrance into communal hall, stairs to third floor, large storage cupboard, entrance hall, double aspect lounge diner with French doors onto West facing balcony, double aspect double bedroom, kitchen with two floor to ceiling storage cupboards, family bathroom and separate WC.

Externally there are a number of visitors parking bays available on a first come first serve basis.

Located in Aston House, the property is conveniently situated a short walk a host of popular shops, cafes pubs and bars along with a mainline rail station providing direct access to Brighton, London & beyond.

In our opinion viewing is essential to fully appreciate both the generous size and brilliant location of this sought after apartment.

Service charge - £528pa  
Ground rent - £10 pa  
Lease years remaining - 89

Security entrance to third floor

Spacious entrance landing  
7'9 x 7'2 (2.36m x 2.18m)

Lounge  
12'10 x 10'10 (3.91m x 3.30m)





West facing balcony

Kitchen  
10'5 x 7'7 (3.18m x 2.31m)

Bathroom

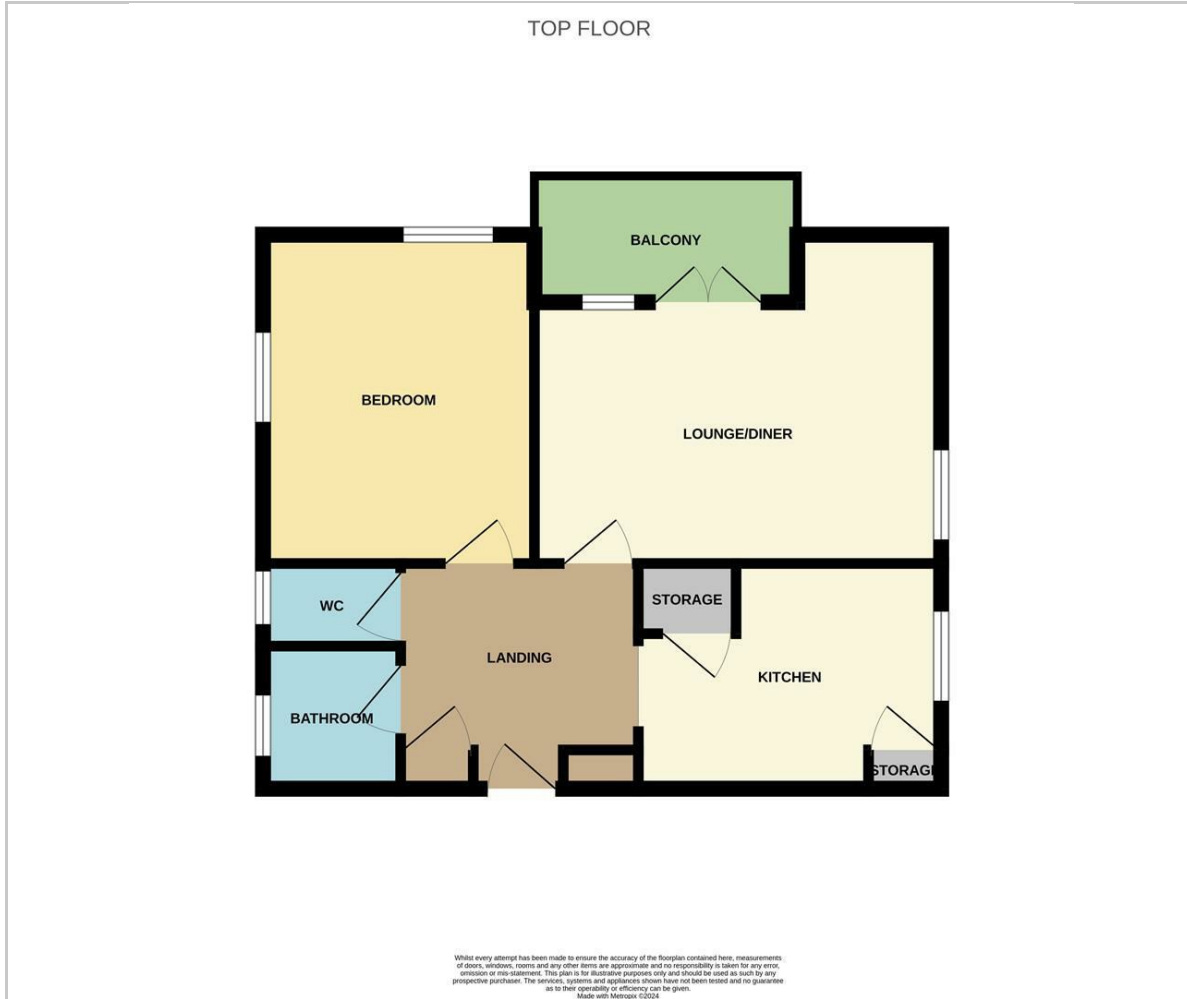
Separate W.C.

Bedroom  
10'1 x 12'2 (3.07m x 3.71m)

Residents Parking - First come first serve



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

