5A Ferry Road, Shoreham-By-Sea, BN43 5RA

Offers Over £230,000

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We are delighted to offer for sale this extremely well presented first floor two double bedroom apartment, positioned in this popular Shoreham Beach location, being close to the footbridge into Shoreham town centre & a short walk from Shoreham Beach.

In brief the property consists of a spacious L shaped entrance hallway having two storage cupboards for extra storage space, two double bedrooms both with direct access to the rear balcony of the apartment, a fitted bathroom suite, a modern open plan living room completes the accommodation with a fitted kitchen with built in appliances, there is also a balcony to the front which benefits from distant sea, river & downland views.

The vendors have found a vacant property to purchase so this is a great opportunity for first time buyers & investors alike, call today to arrange your viewing on 01903 524000.

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- First Floor Apartment
- Popular Shoreham Beach Location
- Walking Distance To Footbridge Into Town & Shoreham Beach
- Front & Rear Balconies With Distant, Sea, River & Downland Views
- Long Lease Term
- Maintenance As & When Required
- Modern Open Plan Living Room / Kitchen
- Vendor Suited
- Plenty Of Fitted Storage Space
- Close To Local Amenities

Believe

Communal Entrance Hallway
Communal front door with security telephone entry system, stairs leading to first floor.

Spacious L Shaped Entrance Hallway
4.47m x 1.47m (14'8 x 4'10)
Wooden effect laminate flooring, two fitted storage cupboards, wall mounted security telephone entry system, skimmed ceiling, smoke detector, coving.

Master Bedroom
5.16m x 2.87m (16'11 x 9'5)
Carpeted flooring, radiator, PVCU double glazed door leading to rear balcony, fitted wardrobe with various hanging rails & shelving, skimmed ceiling, coving.

Bedroom Two
3.56m x 2.39m (11'8 x 7'10)
Carpeted flooring, radiator, fitted storage cupboard housing combination boiler, PVCU double glazed sliding door leading to rear balcony, skimmed ceiling, coving.

Fitted Bathroom
2.08m x 1.75m (6'10 x 5'9)
Vinyl tile effect flooring, low flush WC, pedestal hand wash basin with vanity unit below & mixer tap, panel enclosed bath with electric shower over, part tiled walls, extractor fan, skimmed ceiling, coving.

Open Plan Living Room / Kitchen
8.69m x 5.33m at maximum measurements (28'6 x 17'6 at maximum measurements)
Living Area:

Wooden effect laminate flooring, two radiators, television point, fitted window seat having storage below, PVCU double glazed window, PVCU double glazed doors leading to front balcony, opening into:

Kitchen Area:

Wooden effect laminate flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel one & a half bowl sink unit with mixer tap, integrated oven with four ring gas burning hob above & extractor fan over, space for washing machine, integrated under-counter fridge & freezer units, skimmed ceiling, coving.

Front Balcony
2.57m x 1.02m (8'5 x 3'4)
With distant sea, river, footbridge & downland views.

Rear Balcony
5.41m x 2.44m (17'9 x 8)
With river views.

Lease Information
Lease Term: 198 Years From 25th March 1972 - 134 Years Remaining
Maintenance: As & When Basis Split Three Ways
Ground Rent: Peppercorn
Other Charges:
Communal Hallway Insurance £49pa
Communal Hallway Electricity £30.56pa

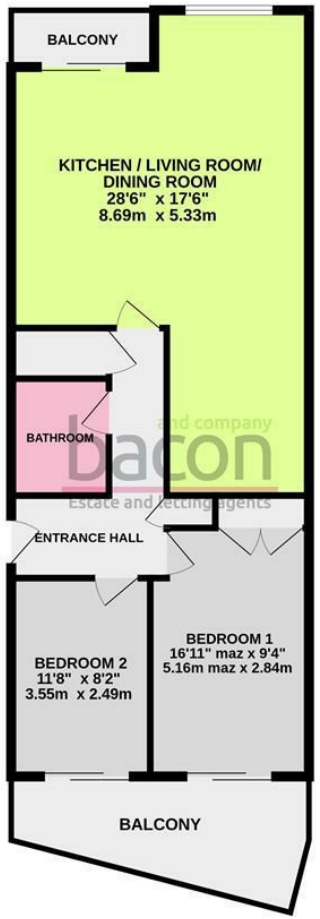
Council Tax
Band B

Soak

SHOREHAM BEACH
SEASHORE CODE

Beachcomber 01273 464 477
EVOLUTION

FIRST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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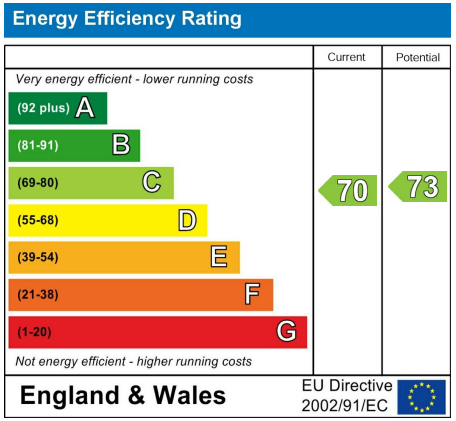

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

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