



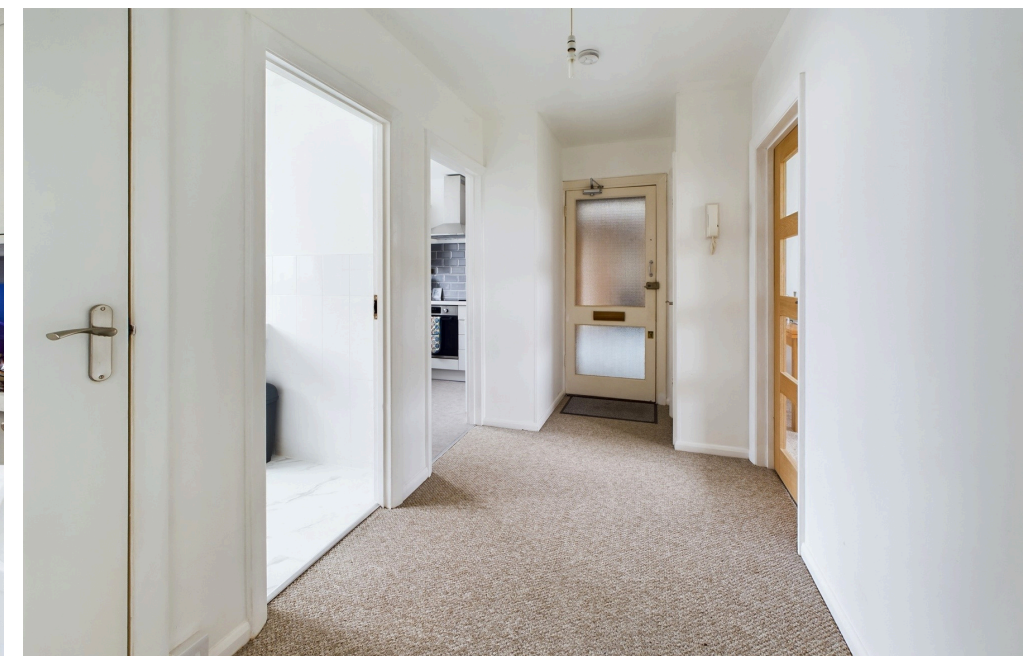
Weppons, Ravens Road | Shoreham by Sea | BN43 5AW

Offers Over £290,000





We are delighted to offer for sale this recently refurbished and spacious two double bedroom first floor flat situated within a short walk of Shoreham town centre and train station.



Key Features

- Off Road Parking
- West Facing Balcony
- External Store Cupboard
- Remainder Of A 999 Year Lease
- Shoreham Town Centre & Station Close By
- Modern Kitchen
- Modern Bathroom
- Spacious West Facing Lounge
- No Ongoing Chain
- Inspection Is A Must



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to:-

FIRST FLOOR External storage cupboard. Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising wall mounted door entryphone system, carpeted flooring, single light fitting, two storage cupboards.

SPACIOUS WEST FACING LOUNGE West aspect. Comprising pvcu double glazed windows, modern wall mounted heater, carpeted flooring, single light fitting, pvcu double glazed door out onto:-

PRIVATE WEST FACING BALCONY Having obscured glass balustrade.

BEDROOM ONE North aspect. Comprising pvcu double glazed window, modern wall mounted heater, single light fitting.

BEDROOM TWO East aspect. Comprising pvcu double glazed window, modern wall mounted heater, single light fitting.

MODERN FITTED BATHROOM East aspect. Comprising obscured glass pvcu double glazed window, tiled flooring, panel enclosed bath with mixer tap and integrated shower over, low level flush wc, pedestal hand wash basin, wall mounted towel rail, part tiled walls, single ceiling light fitting.

SPACIOUS MODERN KITCHEN East aspect. Comprising pvcu double glazed window, vinyl flooring, fitted range of cupboard and drawers, square edge work surfaces with inset stainless steel single drainer sink unit with mixer tap, inset electric hob with oven below and extract fan over, space and plumbing for washing machine, breakfast bar area with seating space for one, part tiled splashbacks.

EXTERNAL

OFF ROAD PARKING Residents parking on a first come first served basis.

TENURE

LEASE: Remainder of a 999 year lease

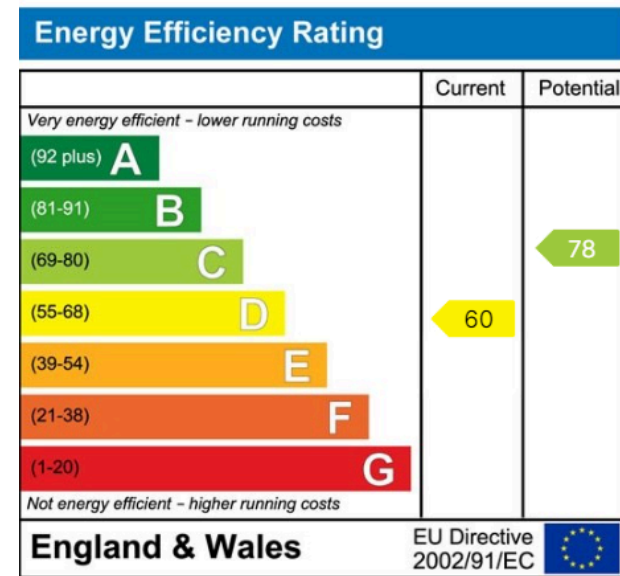
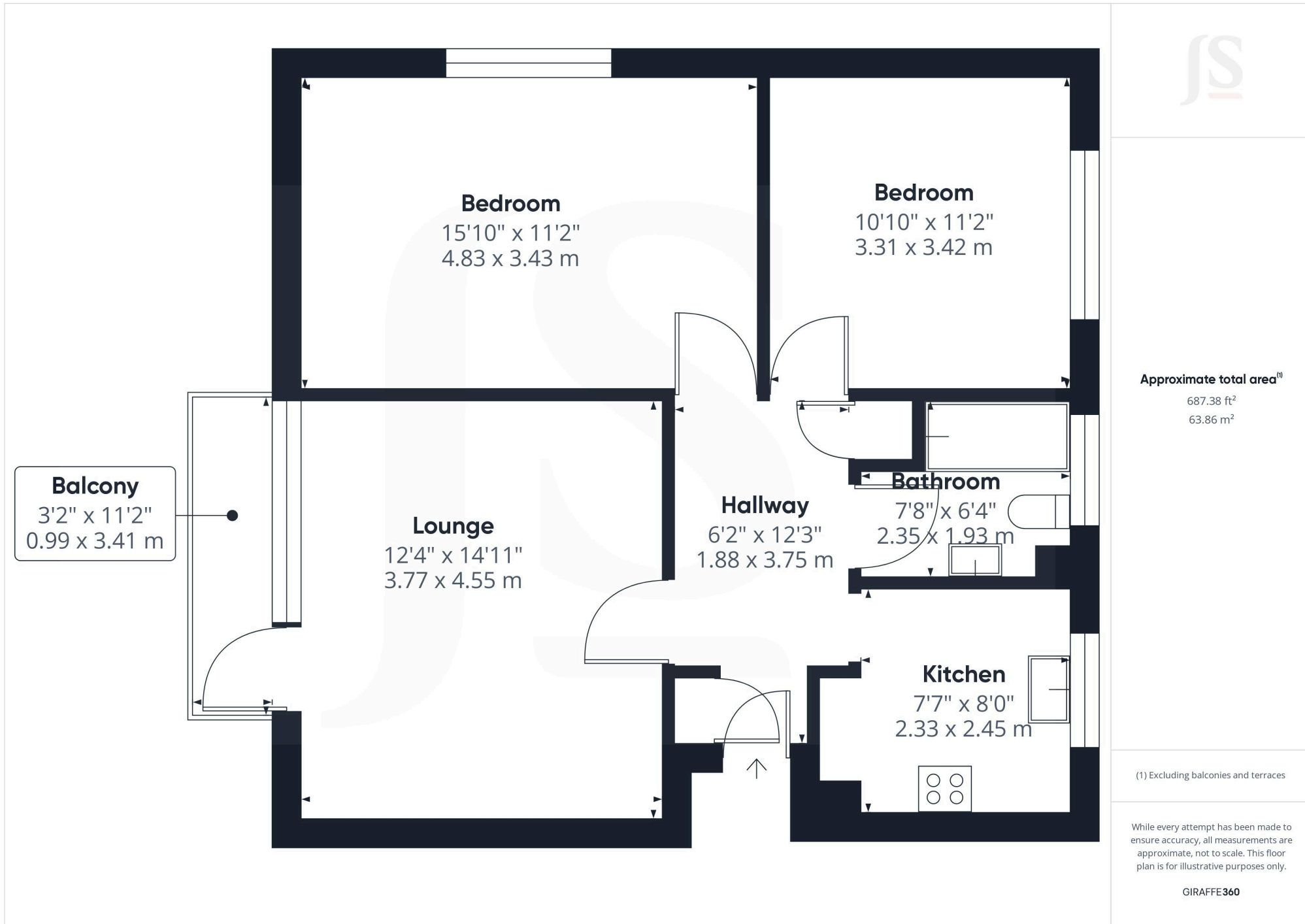
MAINTENANCE: Approximately £1200 per annum

GROUND RENT: £20 per annum

LOCATION

Conveniently situated on level ground and within easy walking distance of the centre of Shoreham with its mainline railway station, health centre, library and comprehensive shopping facilities. There is a footbridge from the centre of Shoreham over the River Adur to Shoreham Beach.





Property Details:

Floor area (as quoted by EPC: 721 sqft)

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.