



Bridges Bank, Old Shoreham Road, Shoreham.

Asking Price £300,000

Bridges Bank, Shoreham, BN43 5TF

A well presented 2nd floor flat with a modern open plan living kitchen dining area, 2 double bedrooms and large garage / workshop with light and power.

The Property

Bridges Bank is a small award winning development of mainly houses and 2 apartments. This 2nd floor apartment is located in a building with just one other property and has the benefit of a very large garage / workshop with light and power which is integrated as part of the main building on the ground floor.

The communal entrance hall and stairs lead to the 2nd floor and give access to the apartment. At the end of the private entrance hallway you lead in to a modern open plan living, dining and kitchen area with integrated dishwasher and fridge freezer and space for dining table and chairs, double aspect windows give lots of natural light and have far reaching rooftop views to the East and West.

There are 2 good sized double bedrooms and a modern fitted shower room that can be accessed from the main bedroom or the hallway.

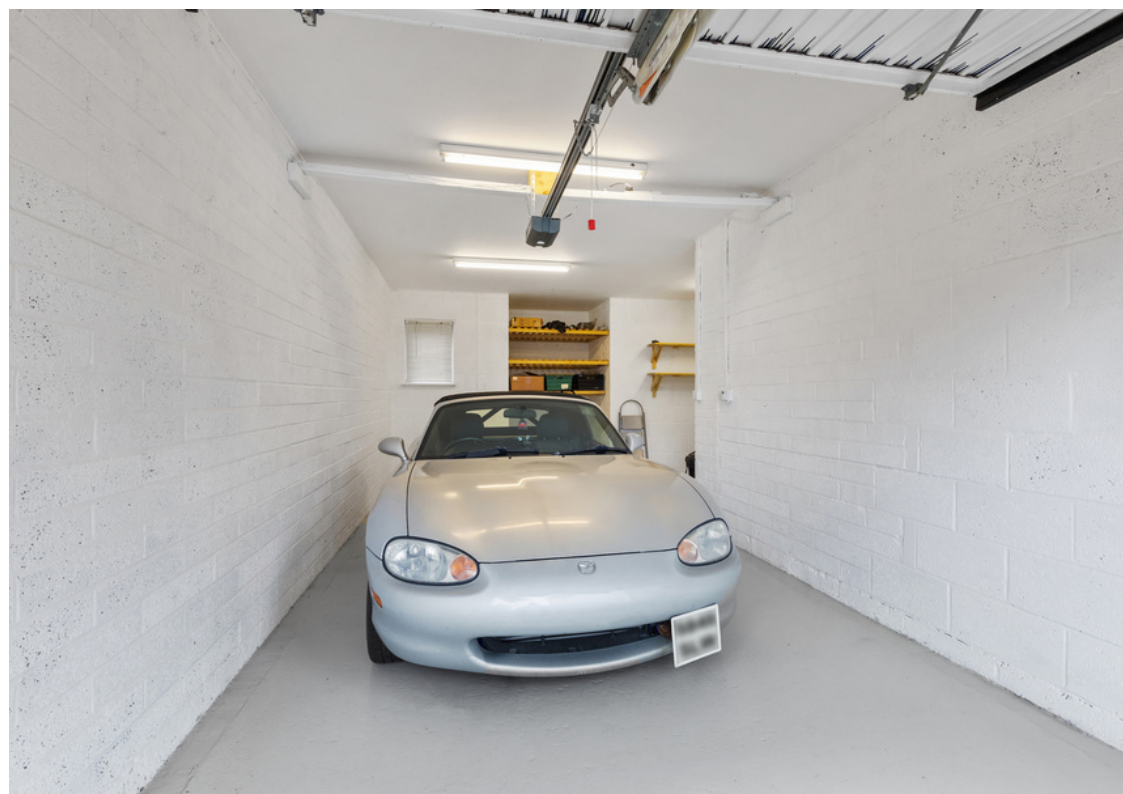
The Location

Bridges Bank is located just off the Old Shoreham Road Shoreham just a short walk to the end of Shoreham High Street and half a mile from Shoreham mainline railway station. Access to the river walk is just along the road with fantastic walks towards Bramber and on to the South Downs Way.

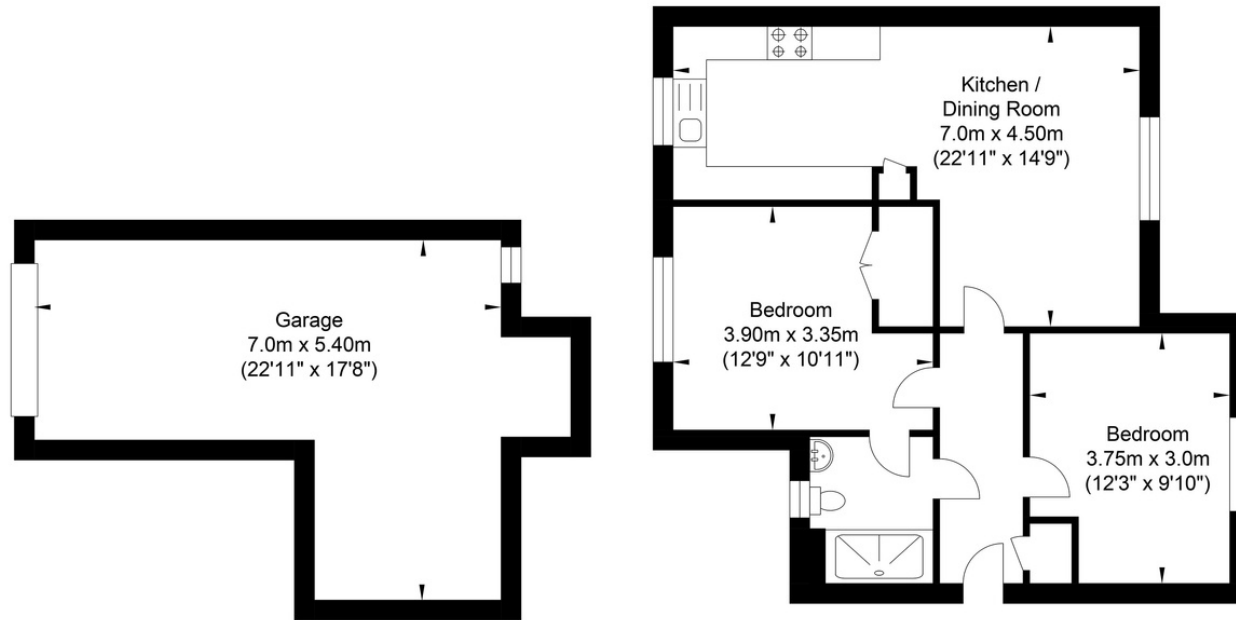
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

The town centre is home to a number of independent shops and galleries, whilst the likes of M&S and Next can be found at the Holmbush Shopping Centre. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at.

There are also award winning monthly farmers' markets on East Street to explore and enjoy.



Bridges Bank, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
315.27 sq ft
(29.29 sq m)

Second Floor
Approximate Floor Area
632.91 sq ft
(58.80 sq m)

Approximate Gross Internal Area = 88.09 sq m / 948.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure Leasehold -
Service Charge £1,200 PA
Ground Rent - £250.00 PA-
Council Tax Band C



Please note:

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