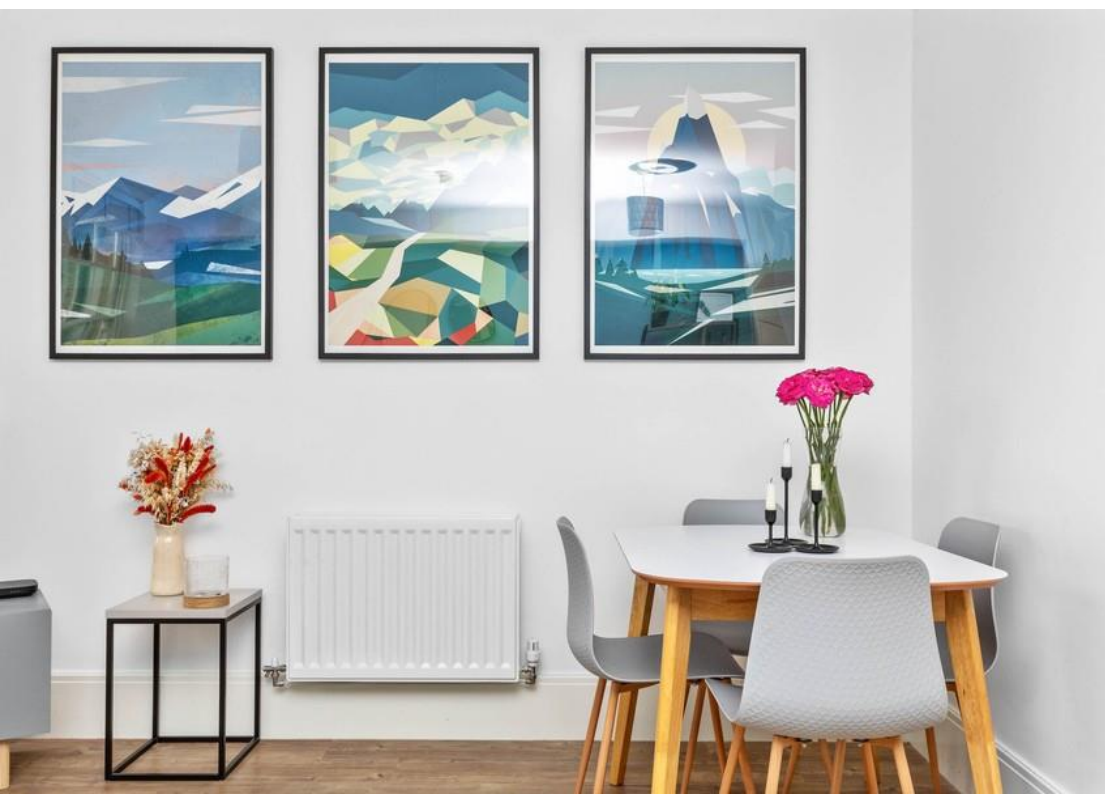




The Old Refectory, Southlands Way Shoreham

Offers Over £325,000



The Old Refectory, Southlands Way Shoreham by Sea

- Maisonette Arranged Over 2 Floors
- 2 Double Bedrooms
- Bathroom and Additional Ensuite
- Allocated Parking Space
- Modern Open Plan Living Space
- Fantastic Order Throughout
- Lovely Outlook Over Green Space
- Bedrooms with Built in Storage

The Property

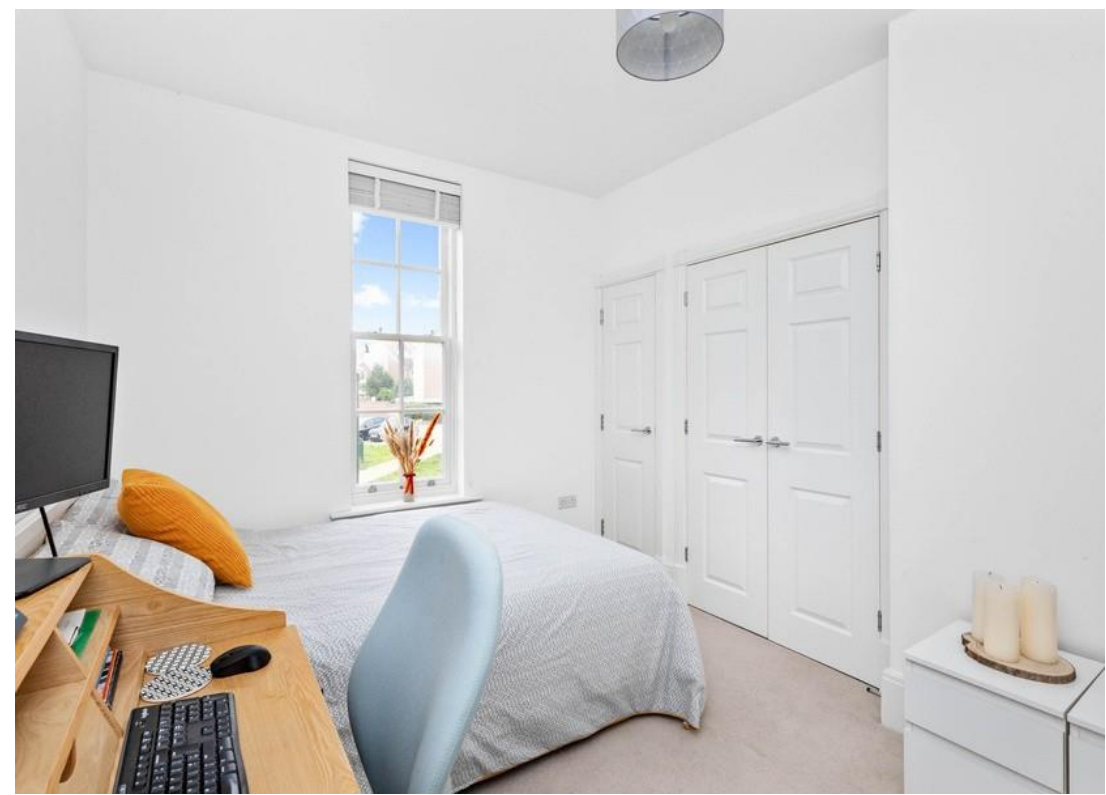
This modern 2 Storey maisonette is located on the first floor in one of the character buildings that was once part of Southlands hospital before it was converted and developed which gives this property some unique features such as high ceilings and large open living spaces.

You enter the communal hallway on the ground floor and take steps to the first floor, the door to the apartment leads in to a large entrance hallway with a door leading through to a modern open plan living area with a modern fitted kitchen and dining area. There is also a double bedroom with fitted wardrobes and a family bathroom on this floor.

Stairs from the hallway lead up to a large master bedroom with fitted wardrobes and access to an en-suite shower room. Both the lounge and the master bedroom has views over the green space located to the front of the building.

Externally there is an allocated parking space and use of communal gardens and park located within the development.







The Old Refectory, Southlands Way Shoreham by Sea

A large 2 storey maisonette with 2 double bedrooms, 2 bathrooms and a modern open plan living space and allocated parking

The Location

Southlands Way is a modern development of flats and houses located on the old Southlands hospital site that was built in 2014. It is located just South of the Upper Shoreham Road and between Shoreham Town centre and the Holmbush Shopping Centre.

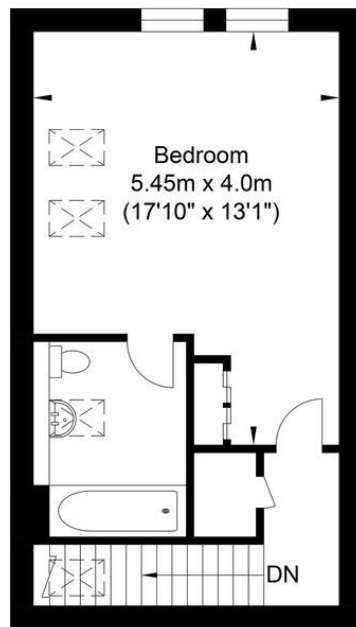
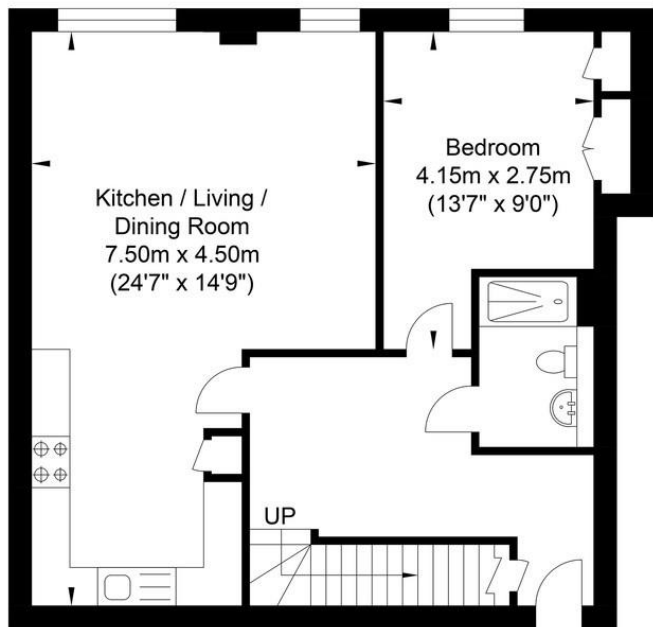
Surrounded by the coast, the Adur Valley and the South Downs, Shoreham is the ideal location for those wanting the seaside town experience but also wanting easy access to Brighton, Worthing & London.

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.

There are also award winning monthly farmers' markets on East Street to explore and enjoy. Over on the beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with friends and family!



Southlands Way, Shoreham-by-Sea



First Floor
Approximate Floor Area
604.39 sq ft
(56.15 sq m)

Second Floor
Approximate Floor Area
322.91 sq ft
(30.0 sq m)

Approximate Gross Internal Area = 86.15 sq m / 927.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure Leasehold
Lease - 125 Years from 13th
June 2013 - 114 Years
remaining
Council Tax Band B

Energy Performance Certificate

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



Please note:

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