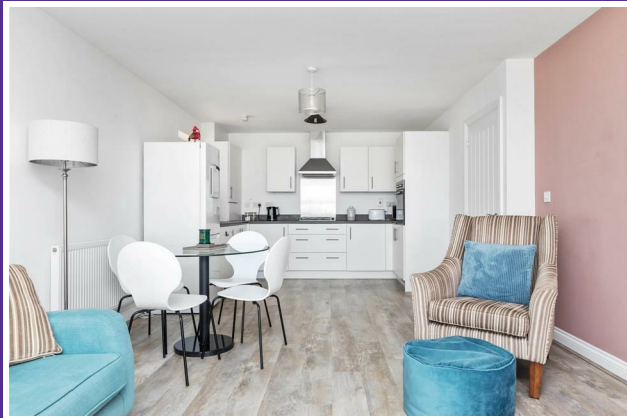




Longshore Drive, Shoreham-By-Sea, BN43 6DJ  
Asking Price £300,000

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[oakleyproperty.com](http://oakleyproperty.com)



- 2 Double Bedroom 2nd Floor Flat
- Ensuite to Master Bedroom
- Fantastic Order Throughout
- Modern Fitted Kitchen
- No Onward Chain
- Modern Open Plan Living Space
- Family Bathroom
- Access to Loft Storage Space
- Large Storage Cupboard in Hallway
- Built in 2016



**Tel: 01273 661577**

## The Property

This well presented top floor apartment is part of the 2nd phase of the popular Southlands Hospital development built in 2016. Externally the property has the use of an allocated parking space. The communal entrance hall lead to the stairs leading to the 2nd floor and the entrance to the apartment. The large hallway has a door giving access to a large storage cupboard as well as a hatch giving access to the loft storage space.

The modern open plan living space living space has large South Facing windows allowing lots of natural light and Southerly rooftop views, there is space for a dining table and chairs and a modern kitchen with integrated appliances and gas hob with extractor above, eye level oven and plenty of base and eye level cupboards and drawers.

The master bedroom has a range of fitted wardrobes and access to an en-suite shower room and the 2nd double bedroom also has fitted wardrobe and cupboard. The main bathroom has a bath with shower over, sink & W.C.

Overall this is a good sized modern property offered for sale in immaculate condition throughout.



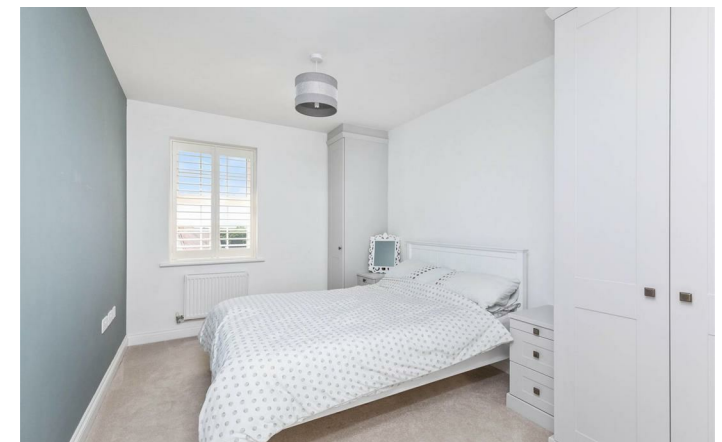
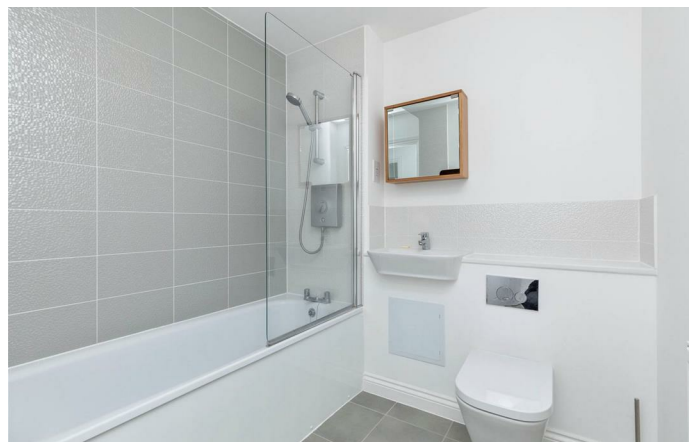
## The Location

Longstaff House is a quiet location on the Southlands hospital development just off the Upper Shoreham Road in Shoreham and just along the road from the Holmbush Shopping Centre and within the catchment area for Shoreham Academy.

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.

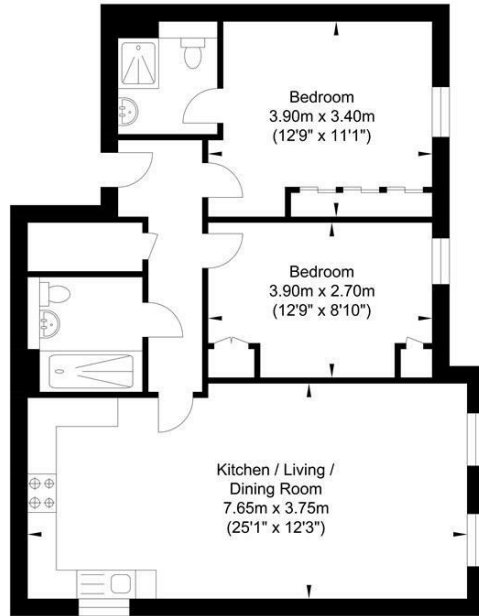
The town centre is home to a number of independent shops and galleries.. The High Street has all the amenities you need, as well as a host of restaurants to eat at and coffee shops to socialise with friends at. There are also award winning monthly farmers' markets on East Street to explore and enjoy.

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 the family!



# Floor Plan

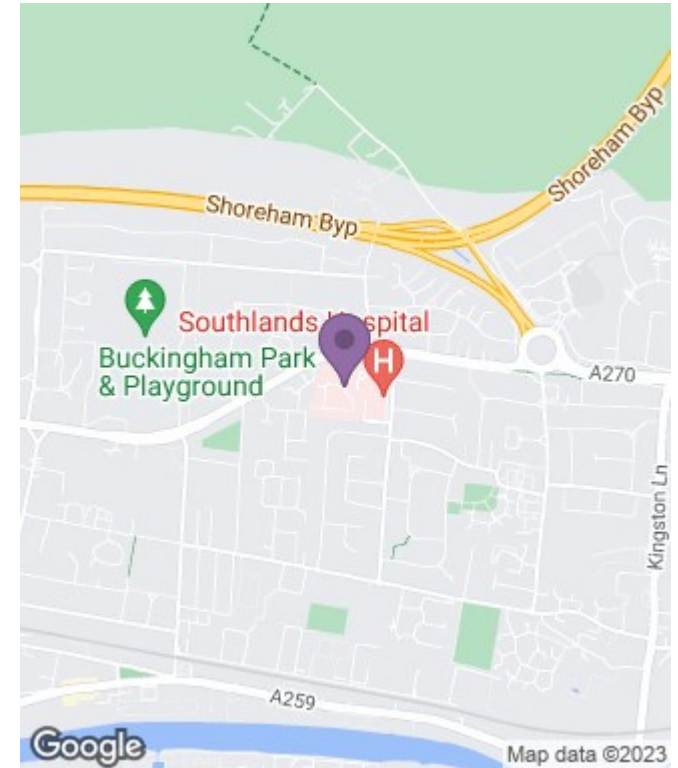
## Longshore Drive, Shoreham-by-Sea



Approximate Floor Area  
726.99 sq ft  
(67.54 sq m)

Approximate Gross Internal Area = 67.54 sq m / 726.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Location Map



# Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>85</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Agents Notes

Tenure Leasehold  
Lease Term - 125 years  
Years Remaining - 117 years

Ground Rent - £250 Per Annum  
Service Charge - £842 per Annum  
Council Tax Band B

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E brighton@oakleyproperty.com

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**The London Office**  
Residential Sales

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E enquiries@tlo.co.uk

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