



Gosport Court, Harbour Way , Shoreham by Sea
Asking Price £270,000

Gosport Court, Harbour Way

Shoreham by Sea

A well presented 2nd floor 2 bedroom flat with allocated parking space and an modern open plan living, kitchen, dining space with South facing balcony and distant sea views.

The Property

This well maintained property has been in the current ownership since it was built in 2005. You enter Gosport Court in to the communal hallway and take the stairs to the 2nd floor. You enter the flat in to a good sized hallway with a wood effect flooring and there is access to 2 storage cupboards and an airing cupboard with water tank and storage shelving.

There is an open plan lounge diner with a modern fitted kitchen with integrated appliances including a gas hob and electric oven. There is also space for a dining table and chairs. The large South facing windows allow lots of natural light and the double glazed patio doors lead out to the South facing balcony with an uninterrupted view down the Burrells towards the sea and windfarm in the distance.

There are 2 double bedrooms, both South aspect with the master bedroom having a built in double wardrobe and en-suite shower room. There is also an additional modern family bathroom.

Externally there is an allocated parking space to the rear of the property.

The Location

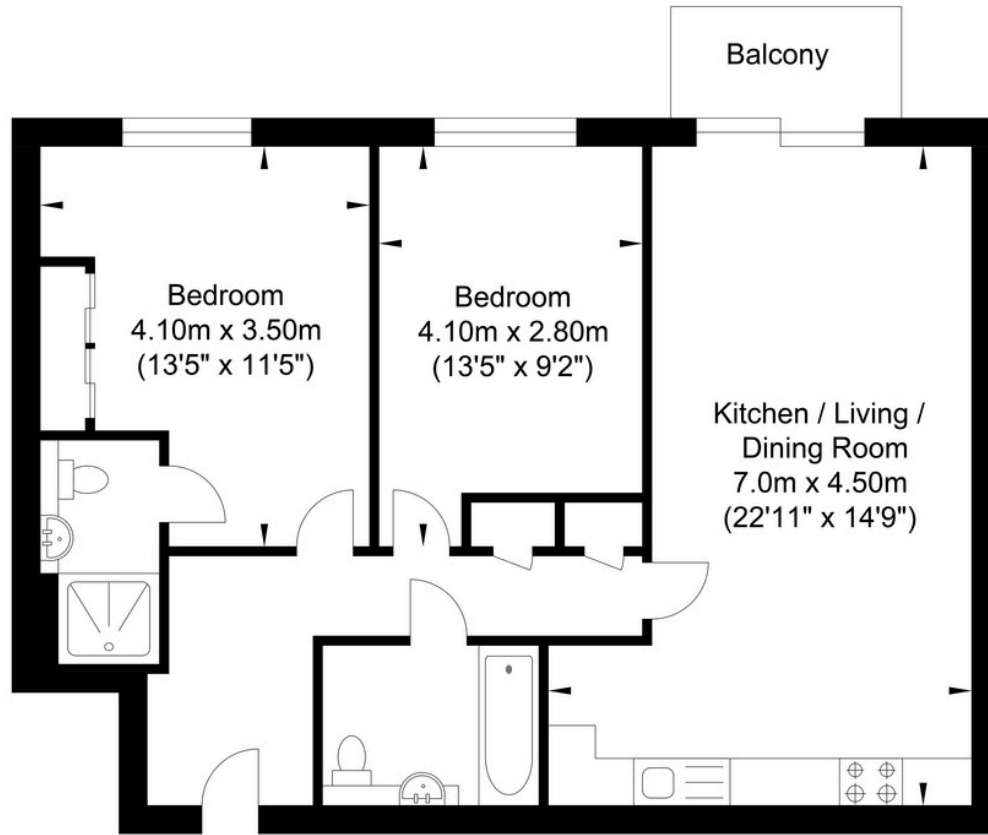
Located at the East end of Shoreham Beach and only one road back from the beach and boardwalk, this property is in a really popular location. River walks along Sussex Wharf are just round the corner towards Ferry Road shops and the footbridge back to town to the West and the Harbour Club & Shoreham Fort to the East.

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.

Shoreham 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!



Harbour Way, Shoreham-by-Sea



Approximate Floor Area
727.64 sq ft
(67.60 sq m)

Approximate Gross Internal Area = 67.60 sq m / 727.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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

Tenure - Leasehold
125 Year Lease Term From 2005
Council Tax Band C



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