



**Heron View , Southlands Way, Shoreham by Sea, West Sussex, BN43 6AU**

Guide Price £280,000

# Heron View, Southlands Way Shoreham by Sea, West Sussex, BN43 6AU

## The Property & Area

Take a look at this stunning 2 bedroom, 2 bathroom flat situated on the second floor of the purpose-built Heron View at the Southlands Hospital development in Shoreham

As you step inside, you'll immediately be impressed by the stylish and well-maintained communal areas, with the convenience of a lift providing easy access to all floors. Head up to the second floor and be greeted by the entrance to this exceptional flat.

The spacious and welcoming hallway offers a utility room with plumbing for washing machine, space for drier, and plenty of storage, perfect for keeping your belongings organized and out of sight.

The living space is a delightful hub of the home, boasting a modern, light, and airy double aspect layout that fills the space with natural light throughout the day. The double doors open up to a Juliet balcony, allowing refreshing breezes to flow in and creating a seamless connection to the outdoors with far reaching Southerly views over the rooftops.

The open-plan living and dining area provides ample space for entertaining friends and family or simply relaxing in comfort. The sleek and contemporary kitchen, conveniently positioned adjacent to the dining area, is fully equipped with high-quality appliances.

The two double bedrooms are thoughtfully designed to provide a private sanctuary for rest and relaxation. The master bedroom features an en-suite bathroom and built in storage, allowing you to freshen up in comfort and style. The second bedroom is equally inviting and offers plenty of space for family members or guests. A well-appointed family bathroom provides convenience and functionality.

One of the great advantages of this property is the allocated parking space, ensuring that you always have a secure spot to park your vehicle. Additionally, this well-maintained development offers residents the peace of mind of living in a secure and friendly community.

The prime location of Heron View allows for easy access to a range of local amenities, including shops, post office and a range of restaurants and takeaways just over the road and the Holmbush Shopping Centre is under a mile away. The development is situated just across the road from a bus route, providing convenient transportation options for commuting or exploring the wider area.

For those who prefer to travel by train, Shoreham Railway Station is approximately 1.1 miles away, allowing for hassle-free journeys to nearby towns and cities. The proximity to Southlands Hospital & Northbourne Medical Centre is also an added convenience for medical professionals or individuals who require easy access to healthcare services.

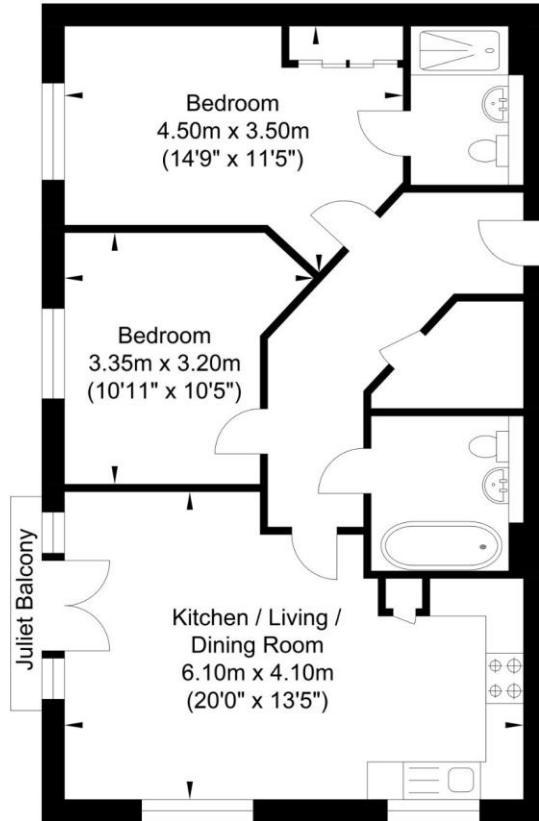
If you're seeking a modern and well-designed flat in a popular community, this 2 bedroom property in Heron View, Shoreham, ticks all the boxes. Don't miss out on the opportunity to make this exceptional property your next home.

Contact us today to arrange a viewing! 01273 661577  
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# Floorplan

Southlands Way, Shoreham-by-Sea



Approximate Floor Area  
676.29 sq ft  
(62.83 sq m)

Approximate Gross Internal Area = 62.83 sq m / 676.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure - Leasehold  
Lease Length - 125 years from June 2013  
Service Charge - 1st Dec 2024 - 31st May 2025 - £1667.06  
Ground Rent - £369.12 PA  
Council Tax: 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		

Current: B4 B Potential: B4 B



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