



First Floor, 63 Victoria Road, Shoreham by Sea, BN43 5WR
Guide Price £350,000

First Floor, 63 Victoria Road, Shoreham by Sea, BN43 5WR

The Property & Area

A BEAUTIFUL 2 BEDROOM PERIOD APARTMENT WITH REAR GARDEN & PERIOD FEATURES, CLOSE TO SHOREHAM TOWN CENTRE.

Welcome to Victoria Road, a delightful first-floor apartment that has character and charm in the heart of Shoreham. Positioned within a prime location, this apartment offers easy access to local amenities, transport links, and the town centre. This attractive apartment is an ideal opportunity for first-time buyers, small families, or those seeking a convenient and comfortable home.

The large lounge with its period features adds a touch of elegance to the space. Enjoy ample natural light from the large windows that overlook the road. This room provides a versatile area for both relaxation and entertainment, accommodating various furniture styling.

The beautiful kitchen is a highlight of this property, offering a stylish and modern space. With modern appliances, ample storage, and sleek worktops, this kitchen will undoubtedly be a great space to relax. The two bedrooms in the apartment provide comfortable and private spaces. These well-proportioned rooms feature large windows that allow natural light to flood the space.

The bathroom is well-appointed, ensuring a comfortable experience and we understand there is a sizable loft space, which could be utilised, subject to the usual planning requirements.

Located in the sought-after Town Centre, this property offers excellent convenience. You can enjoy easy access to a wide selection of local amenities, including shops, cafes, restaurants, and entertainment options. The vibrant community atmosphere is perfect for those who value an active and social lifestyle.

Shoreham Train Station is just a short distance away, providing excellent transport links. Whether you need to commute to work or explore the surrounding areas, your journey will be seamless and hassle-free.

The rear section of the garden, which is accessed from the front of the property is another feature of this apartment, offering a private outdoor space to relax and unwind. Ideal for hosting barbecues or enjoying a morning cup of tea, this garden adds a touch of tranquillity to your living environment.

This apartment further benefits from a share of the freehold, ensuring a sense of ownership and security. On-street parking is available with no permits required, adding to the practicality and ease of living in this prime location.

Material Information:

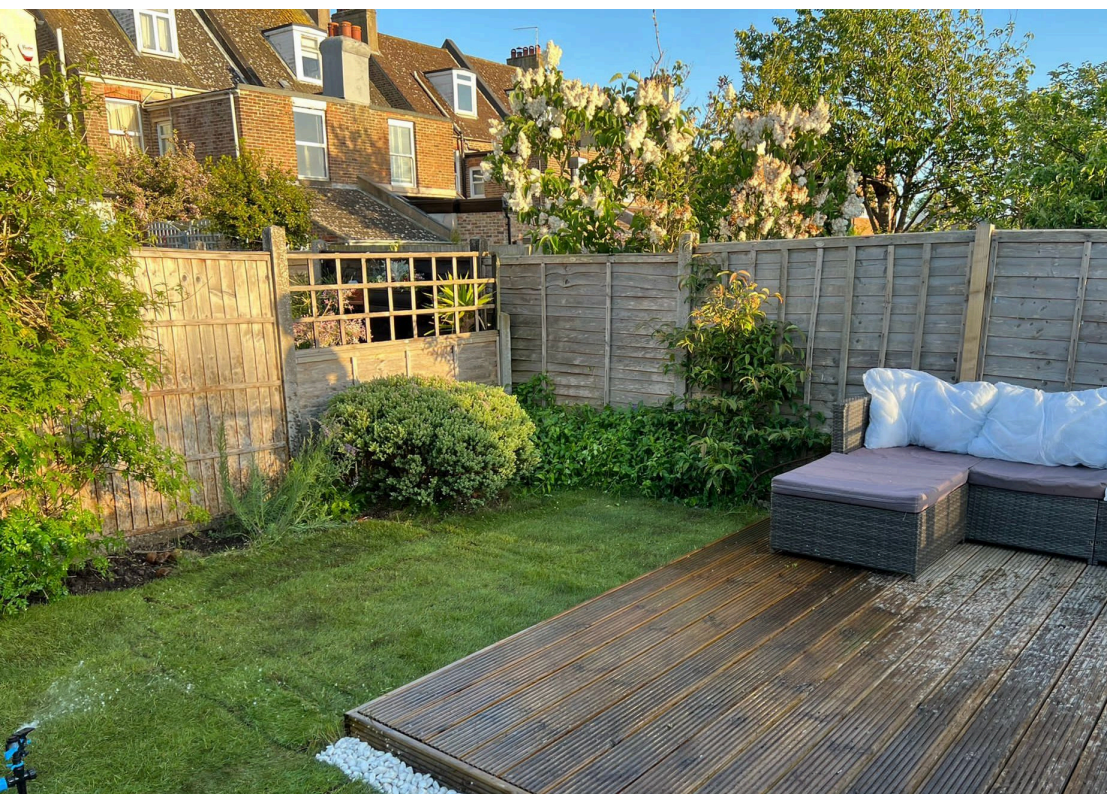
Tenure: Share of Freehold

Council Tax: B

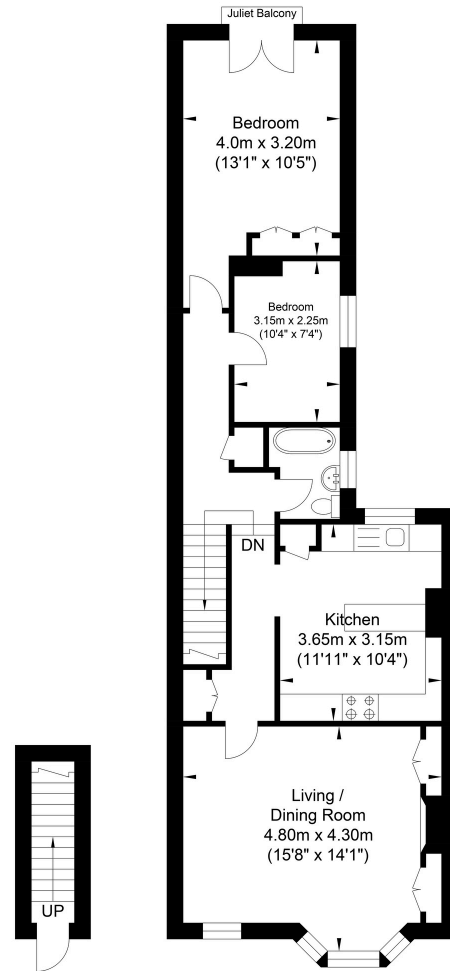
Lease: 125 Years from 2007 (with a Share of Freehold)

Service Charge: £Ad hoc and split with other apartment - 50/50

EPC - Ordered



Victoria Road, Shoreham-by-Sea

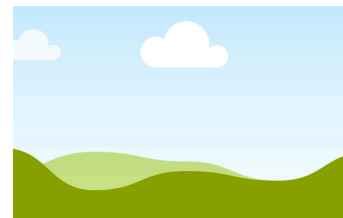


Ground Floor
Approximate Floor Area
25.83 sq ft
(2.40 sq m)

First Floor
Approximate Floor Area
672.52 sq ft
(62.48 sq m)

Approximate Gross Internal Area = 64.88 sq m / 698.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



Oakley

Your Sussex Property Expert

Shoreham Property Hub
01273 661 577
6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

We also have offices in:
Lewes
Brighton & Hove



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.