



Riverside House, Shoreham By Sea, West Sussex BN43 5DW
Guide Price £280,000

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The Property & Area

An exceptional opportunity awaits to acquire this spacious two-bedroom, second-floor apartment, perfectly positioned in the vibrant heart of Shoreham. This purpose-built flat presents an ideal prospect for those seeking a convenient town centre lifestyle, with the added benefit of a new lease upon completion and no onward chain, ensuring a smooth and swift transaction.

Upon entering, residents are greeted by a well-proportioned layout designed for comfortable living. The property boasts two generous double bedrooms, both thoughtfully equipped with fitted storage solutions, maximising space and practicality. These rooms offer ample natural light with large windows.

The heart of this home is undoubtedly the expansive lounge diner, a versatile space perfect for both relaxation and entertaining. This impressive room extends seamlessly onto a private balcony, offering a delightful outdoor area to enjoy a morning coffee whilst watch in the world go by. The balcony provides a pleasant outlook and enhances the overall living experience, creating a sense of openness and connection to the surroundings.

The apartment features a well-appointed fitted kitchen, complete with some integrated appliances, providing a functional and efficient space. While the property is in need of redecoration throughout, this presents a fantastic opportunity for the new owner to personalise and modernise the interiors to their exact taste and style, transforming it into a truly bespoke home.

Further enhancing the convenience of this property is a separate modern bathroom and an additional W.C., a practical arrangement for busy households. The inclusion of a garage, located within the rear compound, is a significant advantage, offering valuable off-street parking or additional storage space – a highly sought-after feature in a town centre location.

Location is paramount, and this apartment excels in its prime position. Situated on Southdown Road, it is just a short walk from all of Shoreham's extensive local amenities. Residents will benefit from easy access to a diverse range of shops, cafes, restaurants, and leisure facilities, catering to every need. Furthermore, the property is incredibly well-connected, with Shoreham's excellent transport links, including the mainline railway station, just moments away, providing swift access to Brighton, Worthing, and London.

This property represents an outstanding opportunity for first-time buyers, downsizers, or investors looking for a well-located apartment with significant potential to add value. With its spacious rooms, desirable features, and unbeatable location, coupled with the advantage of a new lease and no onward chain, early viewing is highly recommended to fully appreciate all that this Shoreham-By-Sea apartment has to offer, just call the Shoreham office on 01273 661 577 for more information or to book to view.

Material Information

Tenure - Leasehold

Lease - 99 years from 25 December 1972 - 46 years remaining

A new lease will be provided on completion

Council Tax Band - C

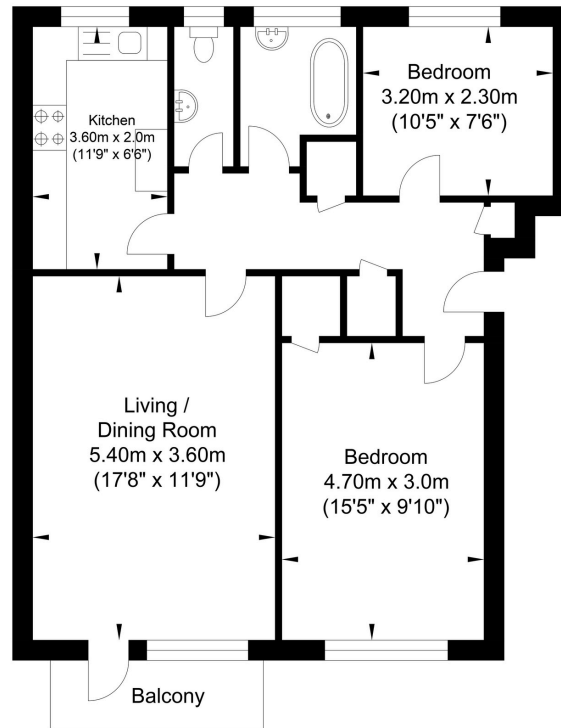
EPC - TBC

Service Charge - Currently £2,074 pa inc Ground Rent



Floorplan

Longcroft, Shoreham-by-Sea



Approximate Floor Area
682.97 sq ft
(63.45 sq m)

Approximate Gross Internal Area = 63.45 sq m / 682.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		



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