



Lyndhurst House, Monarch Way, Shoreham, BN43 6DL

Guide Price £280,000

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The Property & Area

Are you searching for a modern and comfortable apartment in the beautiful seaside town of Shoreham-By-Sea? Look no further than this stunning 2-bedroom property located in Lyndhurst House. Situated on the first floor of a purpose-built apartment building, this home offers a range of desirable features and a convenient location close to amenities.

As you step into the apartment, you are greeted by the welcoming entrance hall, which includes a large storage cupboard for all your possessions. The spacious open-plan lounge kitchen diner is the heart of the home, providing a versatile space for relaxation, cooking, and dining with family and friends. The lounge area is bright and airy, benefitting from a west-facing Juliette balcony that invites natural light to flood the room throughout the day. Imagine sipping your morning, enjoying the peaceful surroundings and beautiful views.

The well-designed kitchen is fully equipped with modern appliances, making meal preparation a breeze. The dining area is the perfect spot for enjoying home-cooked meals or entertaining guests. The open-plan layout creates a seamless flow and adds a contemporary touch to the apartment's overall ambience.

The property boasts two generous double bedrooms, offering ample space for rest and relaxation. The principle bedroom is truly a retreat, featuring an en-suite bathroom for added convenience and privacy. The family bathroom serves the second bedroom and additional guests, ensuring that everyone has their own dedicated space.

Parking is always a concern, but worry not. With this apartment, you will have the convenience of an allocated parking space, saving you the hassle of searching for a spot. The property also offers a secure communal bike store, a valuable feature for those who enjoy cycling or need a secure space to store their bicycles.

Convenience is key, and this apartment delivers. Located close to a parade of shops, a bus route, and the Holmbush Shopping Centre, you'll have everything you need right on your doorstep. For families with school-aged children, Shoreham Academy is conveniently situated just 1.2 miles away, ensuring a stress-free commute.

If this property sound like it might be of interest please get in touch on 01273 661 577 for more information or to book a viewing to see this fabulous apartment.

Material Information

Tenure - Leasehold

Lease Length - 125 years from 25th March 2016

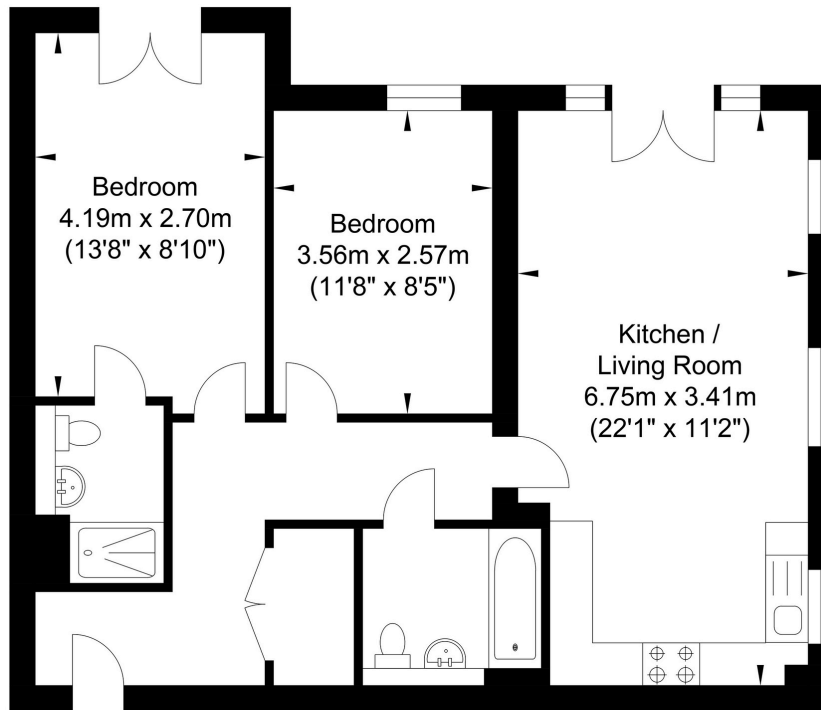
Current Service Charge - £1,298.82 per annum

Ground Rent - £250 per annum

EPC - B85



Monarch Way, Shoreham-by-Sea



Approximate Floor Area
644.0 sq ft
(59.83 sq m)

Approximate Gross Internal Area = 59.83 sq m / 644.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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