



Swanborough Court, New Road, Shoreham-By-Sea

Guide Price £295,000

Swanborough Court, New Road, Shoreham-By-Sea

The Property & Area

This top floor two bedroom apartment in Swanborough Court is right in the centre of Shoreham-By-Sea, just a short walk from the train station and everything the town has to offer.

It's in excellent condition throughout and ready to move straight into.

The main living room is bright and welcoming, with plenty of space to relax or have friends over. Natural light fills the room, and the layout gives you flexibility with how you use the space.

The kitchen has a pleasant outlook, thanks to a bay style window which also adds a bit of character. Its modern design is set up to work well day to day, whether you're cooking for one or having people round.

There are two double bedrooms are both a good size and both with the main bedroom wardrobe already fitted and provides a clever space with built-in drawers and a mirror.

The bathroom is modern and clean, with a neutral finish that won't date.

Storage is always key in flats, and this one has plenty throughout, which helps keep everything feeling calm and uncluttered.

You've also got covered parking, a genuine bonus for a central location, and the building itself is in good shape, with the roof replaced recently, and the property comes with a long lease.

It's a great spot if you want everything on your doorstep, cafes, shops, riverside walks, and the station is just minutes away for easy links to Brighton, Worthing and central London.

Give us a call on 01273 661577 to arrange your viewing or use this link to book online.

Material Information:

Tenure: Leasehold

Council Tax: B

Service Charge to end of 2024 - £1,474.00 PA - (Invoiced every 6 months, for example £737.00 per 6 months with some going into a reserve fund)

Ground Rent - £0

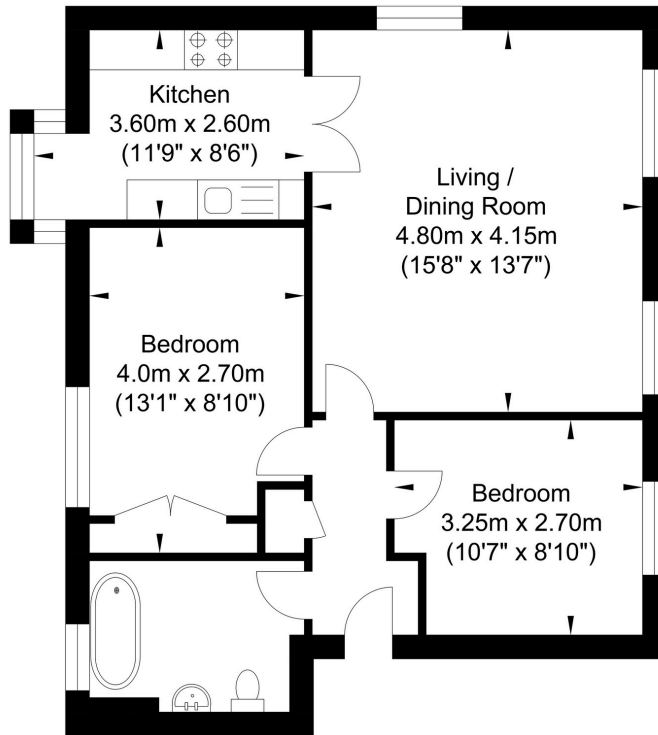
Lease - 148 Years Remain

198 years from 25 March 1975



Floorplan

New Road, Shoreham-by-Sea



Approximate Floor Area

602.88 sq ft

(56.01 sq m)

Approximate Gross Internal Area = 56.01 sq m / 602.88 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		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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