



Brooklands, New Salts Farm Road, Shoreham by Sea
Guide Price £290,000

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The Property & Area

SITUATED IN THE DESIRABLE NEW SALTS FARM ROAD AREA OF SHOREHAM-BY-SEA, THIS CHARMING TWO-BEDROOM MAISONETTE PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A COMFORTABLE HOME WITH NO ONWARD CHAIN. THIS PROPERTY, SPANNING THE FIRST AND SECOND FLOORS, COMBINES PERIOD FEATURES WITH PRACTICAL LIVING SPACES, MAKING IT AN APPEALING CHOICE FOR A VARIETY OF BUYERS.

You will find a well-proportioned layout designed for everyday life. The heart of this home is undoubtedly the large lounge, a generous space perfect for relaxation and entertaining friends and family. It's ample dimensions allow for flexible furniture arrangements, creating a welcoming atmosphere. Natural light fills the room, highlighting the character of the property.

The separate kitchen is thoughtfully laid out, providing a functional area.

On the second floor, you will find two comfortable bedrooms. A standout feature of these bedrooms is the lovely downland views.

Adding to the property's practicality is the inclusion of off-road parking, a valuable asset in this popular location. The property's period features contribute to its unique charm, offering a sense of history and character that modern builds often lack.

SThis maisonette is offered with no onward chain. Its combination of spacious interiors, desirable location, and practical amenities makes it an attractive opportunity. With its appealing features and the benefit of being chain-free, this property is ready for its new owners to move in and enjoy.

Material Information:

Tenure: 1/7th Share of Freehold - **There is a consent order to ensure the defective lease is corrected by the freehold company 'Brooklands Residents Association Ltd' dated April 2025. This is currently being processed by the Land Registry.

The new lease will be 999 years.

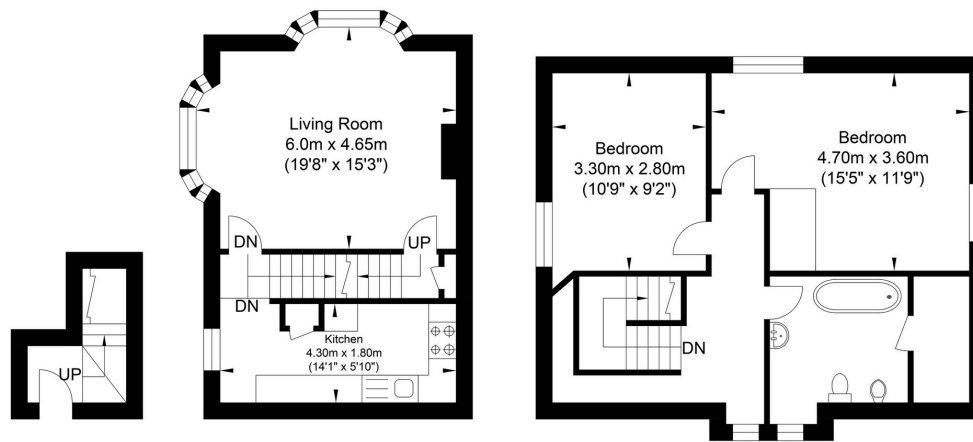
Council Tax: B

Service Charge: £2,858 PA 2025.

Communal gardens are located on both sides of New Salts Farm Road.



New Salts Farm Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
32.18 sq ft
(2.99 sq m)

First Floor
Approximate Floor Area
312.04 sq ft
(28.99 sq m)

Second Floor
Approximate Floor Area
497.83 sq ft
(46.25 sq m)

Approximate Gross Internal Area = 78.23 sq m / 842.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold
Council Tax: D

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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