



**Swanborough Court, New Road, Shoreham, West Sussex BN43 6RZ**  
Guide Price £275,000



# Swanborough Court, New Road, Shoreham, West Sussex BN43 6RZ

## The Property & Area

Nestled in the vibrant heart of Shoreham town centre, this purpose-built first-floor flat at Swanborough Court presents an exceptional opportunity for those seeking a convenient lifestyle. This property boasts two generous double bedrooms, a spacious lounge diner, a modern fitted kitchen, and a stylish bathroom, all maintained in excellent order throughout.

Upon entering, residents are greeted by a welcoming hallway that leads to the principal living areas. The lounge diner is a bright and airy space, offering ample room for both relaxation and entertaining. Its thoughtful layout allows for flexible furniture arrangements, making it an ideal hub for daily life. Large windows invite natural light, creating an inviting atmosphere that complements the neutral decor found throughout the flat.

The modern fitted kitchen is a true highlight, equipped with a range of contemporary wall and base units, integrated appliances, and ample worktop space. Whether you're a seasoned cook or simply enjoy preparing meals, this kitchen provides a functional and aesthetically pleasing environment. The design maximises storage and efficiency, ensuring a clutter-free and enjoyable space to work in.

Both bedrooms are well-proportioned double rooms, offering comfortable and private retreats. Each room benefits from good natural light and provides sufficient space for wardrobes and additional furnishings, making them perfect for residents, guests, or even a home office setup. The modern bathroom is tastefully appointed with a white three-piece suite, including a bath with an overhead shower, a wash hand basin, and a WC, all finished to a high standard.

One of the most significant advantages of this property is the inclusion of a covered allocated parking space, a highly sought-after amenity in such a central location. This provides peace of mind and convenience, eliminating the daily challenge of finding parking.

The location of Swanborough Court is truly unbeatable. Situated directly in the heart of Shoreham Town Centre, residents will find themselves just a short stroll from an array of local amenities. East Street and the High Street, with their diverse selection of independent shops, cafes, restaurants, and essential services, are practically on your doorstep. The vibrant community atmosphere of Shoreham is palpable, offering a rich blend of coastal charm and urban convenience.

For commuters, the property's proximity to Shoreham Mainline Railway Station is a major draw, being just a five-minute walk away. This provides direct links to Brighton, London, and beyond, making it an ideal choice for those working in the city or looking to explore the wider region. The excellent transport connections, combined with the central location, make this flat an incredibly attractive proposition for a wide range of buyers, from first-time purchasers to those looking to downsize or invest.

This property represents a fantastic opportunity to acquire a well-maintained, modern flat in an enviable location. With its practical layout, contemporary finishes, and superb access to local amenities and transport, early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Call our Shoreham office on 01273 661 577 for more information or to book to view.

### Material Information

Tenure - Leasehold

Ground Rent - Nil

Service Charge - £1,474.00 PA

Lease - 147 year remaining as off January 2026

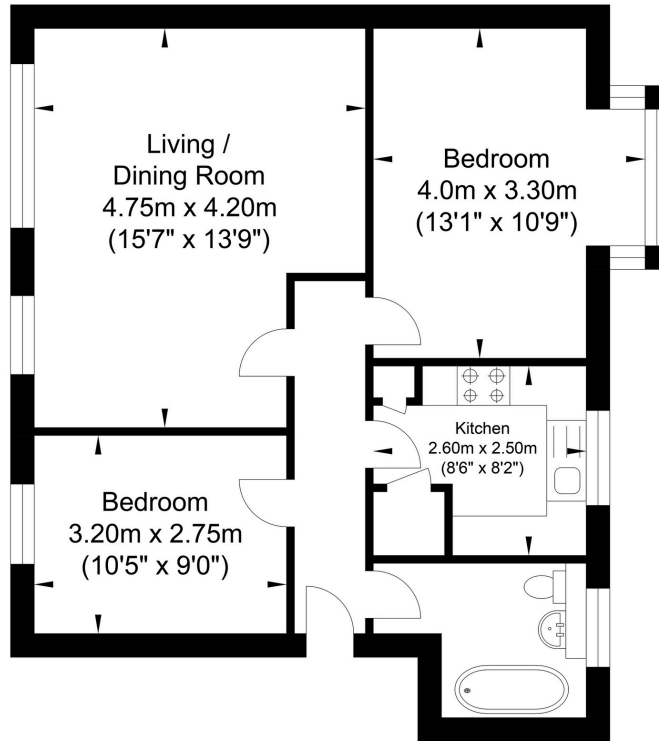






# Floorplan

## New Road, Shoreham-by-Sea



Approximate Floor Area  
613.11 sq ft  
(56.96 sq m)

Approximate Gross Internal Area = 56.96 sq m / 613.11 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		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



# Oakley

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