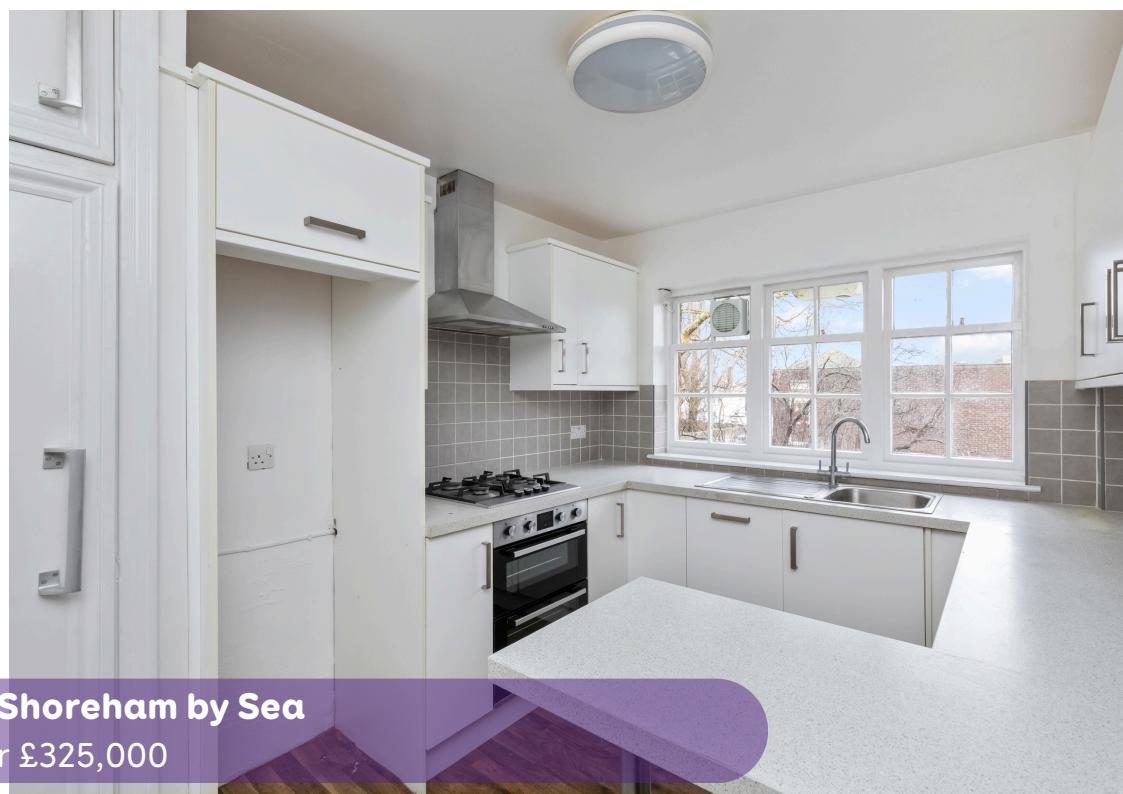




St Marys Close, Shoreham by Sea
Offers over £325,000



St Marys Close, Shoreham by Sea

The Property & Area

Welcome to St Marys Close.

Situated in the heart of Shoreham-By-Sea, this lovely two-bedroom first-floor apartment at St. Marys Close offers an exceptional opportunity for those seeking convenient town centre living. Perfectly positioned opposite St Marys Church, just off East Street, this home provides immediate access to all the amenities and transport links that make Shoreham such a desirable place to live. Being offered with no onward chain, it presents a straightforward purchase.

The apartment features a private entrance with stairs up to a landing where you will find a generous size lounge/dining room, offering a comfortable environment. Adjacent to the lounge is a separate kitchen, thoughtfully designed to maximise space.

The apartment has two comfortable bedrooms, offering different options, whether for a couple, a small family, or as a dedicated home office, these rooms provide flexible spaces to suit various needs. The property also includes a modern bathroom. The layout is practical and efficient. Externally, you will find communal gardens, a sought after single garage in the compound, and 2 x storage sheds opposite the front door.

One of the most significant advantages of this property is its prime location. Shoreham Town Centre is literally on your doorstep, meaning a vast array of shops, cafes, restaurants, and local services are just a short stroll away. For commuters, Shoreham Train Station is also within very easy reach, providing excellent links to Brighton, Worthing, and London. This makes the apartment not only a wonderful home but also a superb investment opportunity, appealing to a wide range of buyers looking for convenience and connectivity.

This first-floor apartment is an excellent choice for anyone looking to embrace the lively atmosphere of Shoreham-By-Sea. Its central location, combined with the benefit of no onward chain, makes it a highly attractive proposition in the current market. Give us a call to arrange your viewing on 01273 661577.

Material Information:

Tenure: Leasehold

Lease: 999 years from 1 February 1961

Service Charge: 25/12/25 - 23/06/2026 (Half Year) £676.66

Reserve Fund 25/12/25 - 23/06/2026 (Half Yearly) £208.33

Ground Rent:

Council Tax: D

EPC: 54E Potential for 80C

Some images have been virtually staged





Oakley

Your Sussex Property Expert

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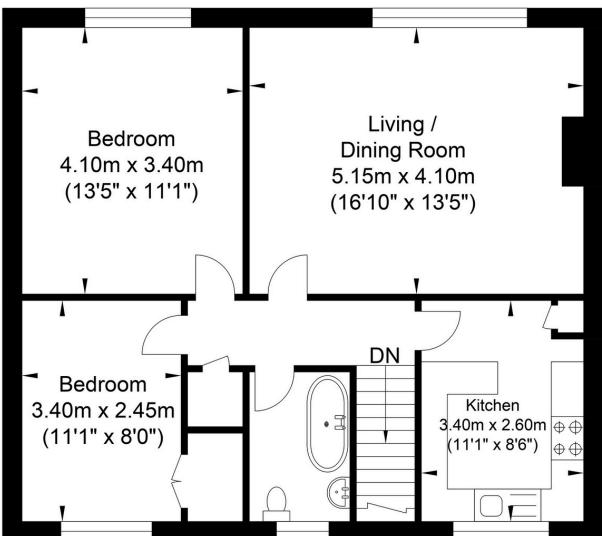
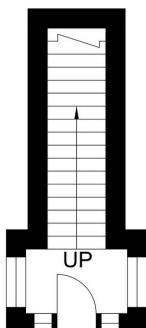
We also have offices in:
Lewes
Brighton & Hove



[Property Video](#)

Get in touch to book a viewing or valuation of
your own property

St Mary's Close, Shoreham-by-Sea

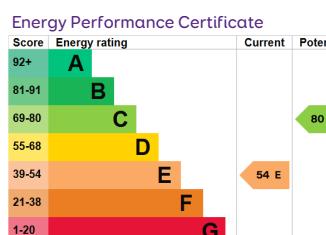


Ground Floor
Approximate Floor Area
49.62 sq ft
(4.61 sq m)



First Floor
Approximate Floor Area
707.61 sq ft
(65.74 sq m)

Approximate Gross Internal Area = 70.35 sq m / 757.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

