



**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

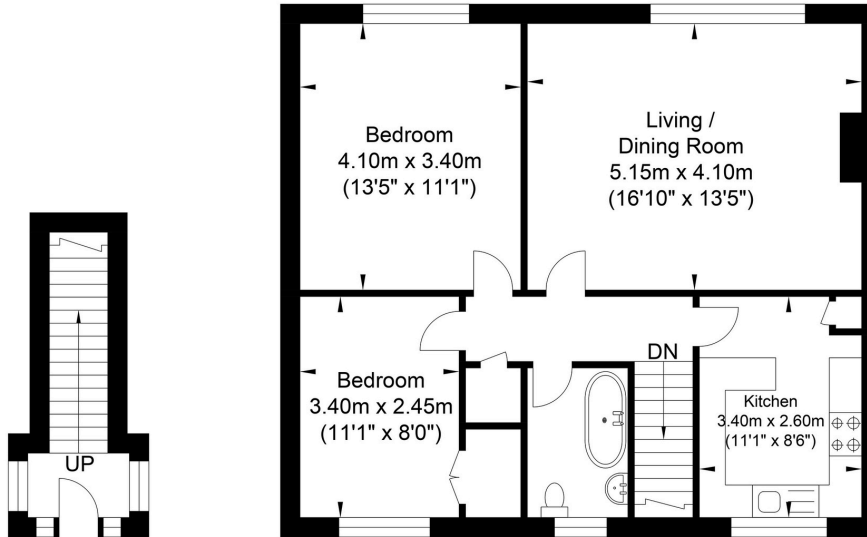
Some images have been virtually staged







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Approximate Gross Internal Area = 70.35 sq m / 757.24 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		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



**Oakley**

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Property Video

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