



- Immaculate Ground Floor Apartment
- Two Double Bedrooms
- Close to Shoreham Train Station
- No Chain
- Share Of Freehold
- Private Outside Space
- Fantastic Location
- Walking Distance To Shops, Cafes and Restaurants
- Modern Kitchen and Bathroom
- Building In Fantastic Condition

Ham Road, Shoreham-By-Sea

Price: £350,000 Leasehold - Share of Freehold



Total Area: 63.32 m² ... 681.57 ft²

All measurements are approximate and for display purposes only



This beautifully presented ground floor apartment offers the perfect blend of modern living and prime location, situated in the heart of Shoreham-by-Sea.

As you enter through the spacious hallway, you are welcomed by the primary bedroom, positioned at the front of the apartment. This bright and airy room benefits from ample storage and an abundance of natural light.

Continuing down the hallway, you'll find the sleek, modern bathroom.

Towards the rear of the apartment you will find the impressive open-plan kitchen and living area. This generously proportioned space is ideal for both relaxing and entertaining, with direct access to a charming garden area, perfect for enjoying those sunny days.

The second bedroom is tucked towards the rear of the apartment, also boasting excellent storage solutions.

Located just around the corner from Shoreham train station, the apartment is within walking distance to a variety of cafes, bakeries, and restaurants, with easy access to the beach and convenient transport links to Brighton and beyond. Ideal for those seeking a stylish home in a vibrant and well-connected area.

Service Charge - £600 Per Annum (Approximately)

The whole building has undergone a huge refurbishment and is in immaculate condition.

Lease - Share Of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

