



77, Buci Crescent, , Shoreham-By-Sea BN43 6LW

**Spencer
& Leigh**

77, Buci Crescent,
, Shoreham-By-Sea BN43 6LW

Offers Over £165,000 - Leasehold

- First floor flat
- Low rise & purpose built
- One bedroom
- 13' Living room
- Separate kitchen
- Spacious landing with access to loft space
- Low outgoings & good length lease
- Gas central heating & double glazing
- Popular location
- No chain

Positioned on the first floor of this low rise two storey block with the added benefit of your own private entrance is this one bedroom apartment. The accommodation features a 13' living room, a good size bedroom with fitted wardrobes to one wall, separate kitchen and a bathroom. Outside you will find communal gardens, gated rear access and two useful storage sheds. Further benefits well worthy of a mention include low outgoings and no ongoing chain. WE LOVE the spacious landing with a built in storage cupboard housing the combination boiler and a drop down ladder providing access to a large loft space. The location is considered to very good being to the east of Shoreham and located within close proximity to the Holmbush Centre. Viewing is highly recommended to appreciate what this property has to offer.



Buci Crescent is a popular location in east Shoreham having good access to local amenities such as the Holmbush Centre, with a large Tescos, Marks & Spencer & NEXT store. Local road networks are easily accessible, as are bus services from the end of the road.



Private entrance

Entrance hall

Stairs rising to first floor landing

Living room
13'3 x 9'10

Kitchen
9'5 x 7'8

Bathroom
6'2 x 6'1

Bedroom
11'5 x 9'10

OUTSIDE

Communal gardens & airers

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting at Spencer & Leigh Sales & Lettings
10 South Street, Portslade, Brighton BN41
2LE

Head north-west on South St towards High St

Turn left at the 1st cross street onto High St

Turn left onto Mile Oak Rd

Turn right onto Old Shoreham Rd/A270

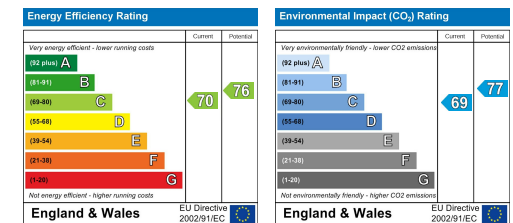
Continue to follow A270

At the roundabout, take the 1st exit onto
Stoney Ln

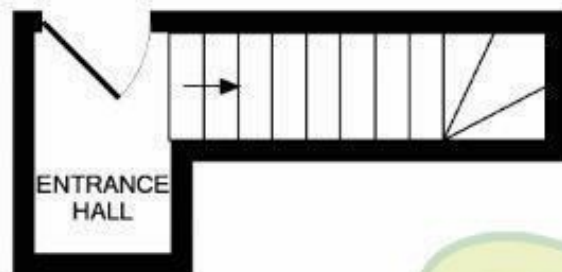
Turn right onto Buci Cres

Keep left to stay on Buci Cres

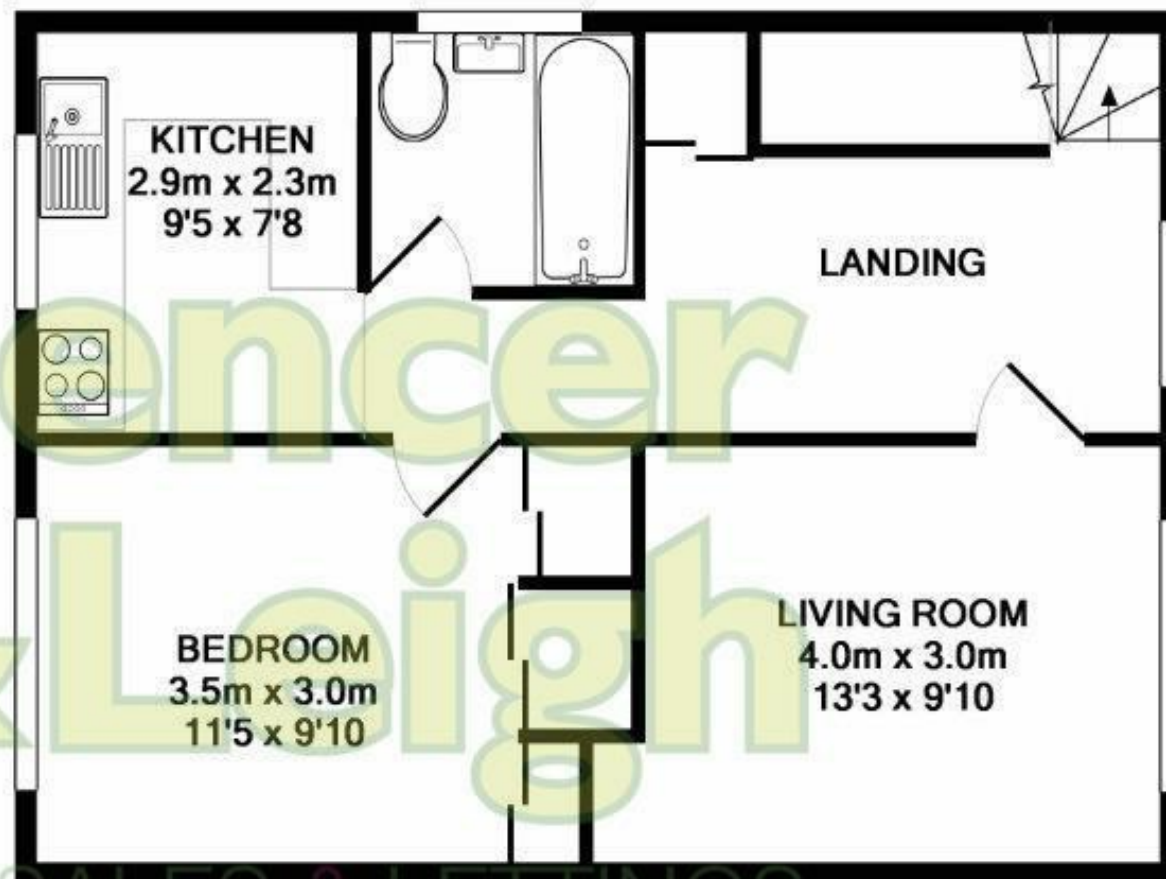
Destination will be on the right



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GROUND FLOOR
APPROX. FLOOR
AREA 4.1 SQ.M.
(44 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 46.3 SQ.M.
(499 SQ.FT.)

TOTAL APPROX. FLOOR AREA 50.4 SQ.M. (543 SQ.FT.)

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