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8 Britannia House High Street

Shoreham-By-Sea, BN43 5DX

Offers In The Region Of £250,000

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A SPACIOUS MAISONETTE FIRST FLOOR FLAT IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN IN NEED OF SOME MODERNISATION.

Situated on Shoreham High Street with local shopping offering a range of shops, cafés, popular pubs & restaurants. Enjoy a stroll along the River Adur & cross over the bridge towards the sea & Wide Water Lagoon Nature Reserve. Local bus service provides routes between Stenying and Rottingdean through central Hove & Brighton or the Coastliner from Brighton through to Durrington. Shoreham by Sea Train Station is under half a miles walk away offering commuter links to London, Brighton, Southampton & other stations.

COMMUNAL ENTRANCE HALL
Accesses from high street, steps leading up to first floor and communal are leading to:

FRONT DOOR
Double glazed front door and fixed side panel with obscure glass and fitted cat flap, door opening to:

ENTRANCE LOBBY
Ceiling light point, radiator with thermostatic valve, wall mounted door entry phone system, two built in storage cupboards, one housing electric meter and fuse board, both providing storage, single glazed door providing access to:

OPEN PLAN LIVING SPACE

LOUNGE 17'2 x 12'9 (5.23m x 3.89m)
'L' shaped lounge. Southerly aspect with double glazed window offering views to the River Adur, ceiling light point, two radiators with thermostatic valves, T.V. aerial point, telephone point.

DINING AREA 11'6 x 8'0 (3.51m x 2.44m)
Ceiling light point.

KITCHEN AREA 12'1 x 9'1 (3.68m x 2.77m)
Easterly aspect with double glazed window looking over the High Street and offering distant views towards The South Downs. Fitted with a range of eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces, stainless steel single drainer sink unit with hot and cold taps, space and plumbing for washing machine, further space for other electrical appliance, wall mounted 'Alpha' gas combination boiler for heating and hot water, built in larder storage cupboard also housing gas meter, ceiling light point.

STAIRS
Open tread staircase leading to landing area.

LANDING
Ceiling light point, hatch to loft space, built in storage cupboard with slatted shelving.

BEDROOM ONE 14'2 x 13'7 (4.32m x 4.14m)
Southerly aspect with feature three quarter width double glazed windows looking onto the River Adur, ceiling light point, radiator with thermostatic valve, built in wardrobe providing hanging space and shelving.

BEDROOM TWO 14'1 x 8'6 (4.29m x 2.59m)
Easterly aspect with double glazed window offering views across the High Street towards The South Downs, ceiling light point, radiator with thermostatic valve.

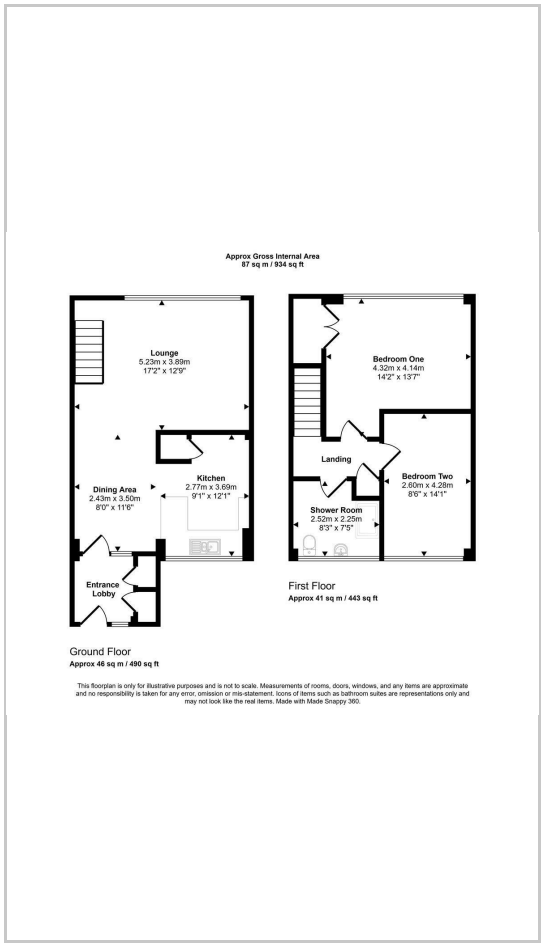
SHOWER ROOM 8'3 x 7'5 (2.51m x 2.26m)
Double glazed window with obscure glass, ceiling light point, radiator, low level W.C. vanity unit with inset sink with mixer tap and pop up waste with high gloss fronted storage under, glazed shower enclosure with tiled surround, feature tile to dado level and wall mounted 'Triton' thermostatic shower.

OUTGOINGS
Maintenance: £1385 per annum payable half yearly
Ground Rent: £75 per annum
Lease: Approximately 80 years remaining - EXTENDED LEASE TO BE PROVIDED BY SELLER WHICH WILL BE ARRANGED DURING THE SALE

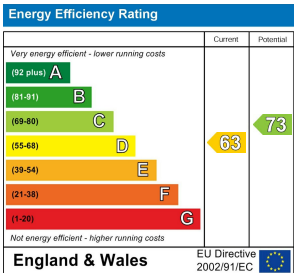
COUNCIL TAX
Band B

Area Map

Floor Plans



Energy Efficiency Graph



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