



Mercury House, Shoreham by Sea, BN43 6EW
Offers Over £285,000

Mercury House, Shoreham by Sea, BN43 6EW

The Property & Area

Welcome to this captivating 2 bedroom apartment located on Ham Road, in the heart of Shoreham-By-Sea. This exquisite property offers a modern and stylish living space, perfect for those seeking a comfortable and convenient lifestyle.

As you step inside this contemporary apartment, you will be immediately greeted by a large entrance hallway leading to the bright and airy open plan lounge kitchen diner. The large roof light flooding the space with natural light, creating a warm and inviting ambiance. This open plan area is ideal for entertaining guests, hosting family gatherings, or simply relaxing after a long day.

The kitchen is thoughtfully designed and features high-quality appliances, ample storage space, and sleek countertops. It provides a functional and efficient space for preparing delicious meals and enjoying them with loved ones.

The apartment boasts two double bedrooms, providing plenty of room for rest and relaxation. Whether you require a guest room, a home office, or simply additional space for your growing family, these bedrooms offer versatility and flexibility.

The modern fitted shower room is another highlight of this remarkable apartment. It is tastefully designed, featuring contemporary fixtures and fittings. The shower room provides a refreshing environment, allowing you to start your day feeling revitalized.

One of the standout features of this property is its private south-facing balcony. Step outside and soak up the sun while enjoying your morning coffee or unwinding with a glass of wine in the evening. The balcony offers a space where you can relax after a busy day.

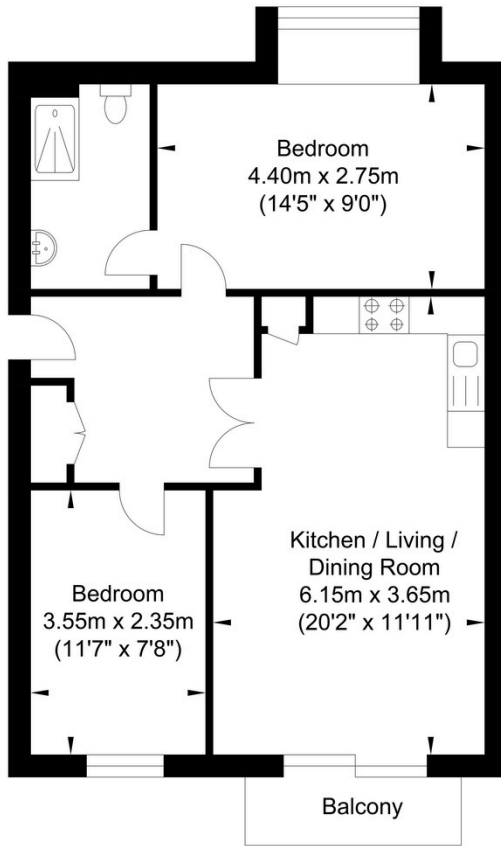
Furthermore, this apartment comes with the added convenience of an allocated parking space, ensuring you always have a secure place to park your vehicle. With the mainline railway station within close proximity, commuting to London or Brighton is a breeze, making this property an ideal choice for professionals and commuters.

The location of this apartment is truly unbeatable. Take a short walk across the footbridge and you'll find yourself on Shoreham Beach. Enjoy breath taking coastal views, indulge in water sports, or simply unwind on the sandy shores. With a range of local amenities, including shops, restaurants, and parks, right on your doorstep, you'll have everything you need for a convenient and enjoyable lifestyle.

Don't miss out on the opportunity to call this remarkable 2 bedroom apartment your new home. Arrange a viewing today and experience the best of modern coastal living in Shoreham-By-Sea.



Ham Road, Shoreham-by-Sea



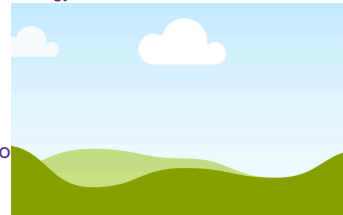
Approximate Floor Area
590.93 sq ft
(54.90 sq m)

Approximate Gross Internal Area = 54.90 sq m / 590.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold
Lease length - 999 yrs from 2010
Maintenance - £1703.99
Ground Rent - £200 per annum, rising to
£400 in 2035

Energy Performance Certificate



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