



The Old Refectory, Shoreham by Sea, BN43 6AU

Guide Price £250,000

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The Property & Area

An opportunity to own a beautiful 1-bedroom apartment in The Old Refectory at the Southlands Hospital development, an idyllic location in the charming town of Shoreham-By-Sea. This ground floor apartment offers a modern and comfortable living space that is highly desirable.

Step inside and be greeted by the spacious hallway that leads on to an open plan lounge kitchen diner. The natural within the room, creates an inviting atmosphere for entertaining guests or simply enjoying a relaxing evening. The kitchen area boasts modern fittings and ample storage, perfect for culinary enthusiasts.

The apartment comprises a cosy double bedroom, designed to provide a peaceful and serene haven for restful nights. Wake up energized and ready for the day ahead, knowing that everything you need is right at your fingertips.

The modern fitted bathroom comes with contemporary fixtures and stylish finishes. A place to unwind and rejuvenate, the bathroom offers convenience and comfort.

The communal patio, accessed directly from the lounge, provides an outdoor space ideal for enjoying leisurely moments or entertaining loved ones. Imagine sipping your morning coffee surrounded by a serene atmosphere that looks out on to the communal gardens of the development.

Never worry about parking with your allocated parking space, ensuring convenience and peace of mind. Additionally, the communal gardens surrounding the development present an opportunity to engage in outdoor activities.

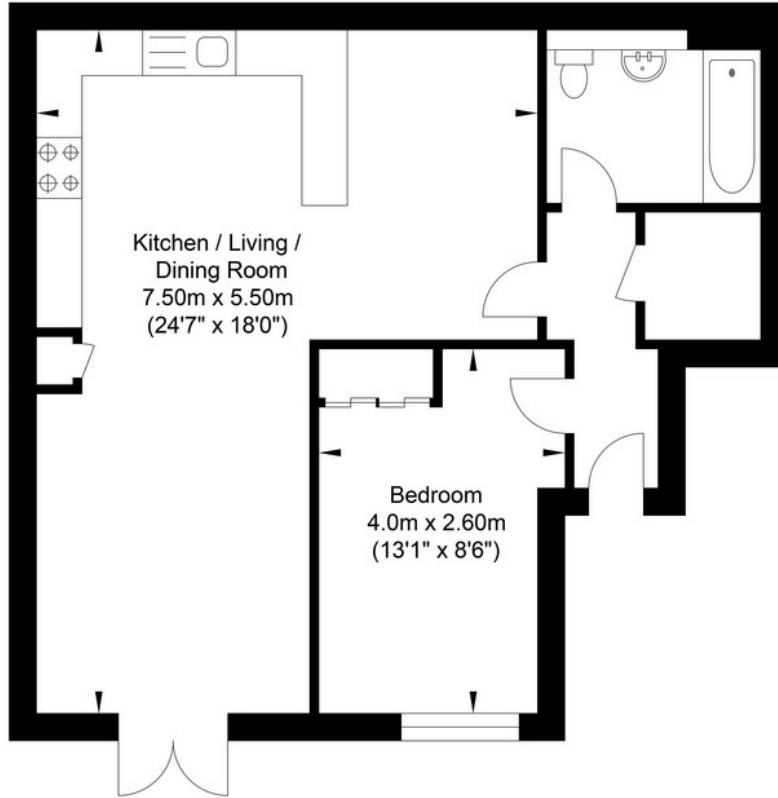
Situated in a popular modern mixed development of new and converted properties this apartment is located in one of the converted buildings with lots of character, this location benefits from having a handy parade of shops just up the road. Whether you need to grab groceries, send a parcel from the post office or treat yourself to a cheeky takeaway, everything is within easy reach.

Transportation is a breeze, with the Shoreham Mainline Railway Station and town centre only a little over a mile away and a convenient bus route is a short walk away. Commute effortlessly or explore the surrounding areas at your convenience.

Don't miss this chance to own a stunning apartment in The Old Refectory, perfectly blending modern comfort with a fantastic location. Experience the best of Shoreham-By-Sea living and make this apartment your own. Contact us for a viewing now!



Southlands Way, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
556.81 sq ft
(51.73 sq m)

Approximate Gross Internal Area = 51.73 sq m / 556.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold
Lease length - 114 years Remaining as of
October 2024
Maintenance - £1,730pa
Ground Rent - £295.30 per annum.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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