



8 Nelson Court, Woodards View, Shoreham Beach

Guide Price £280,000

8 Nelson Court, Woodards View, Shoreham Beach, BN43

The Property & Area

WELCOME TO THIS GREAT FLAT IN THE CHARMING COASTAL TOWN OF SHOREHAM-BY-SEA.

This spacious 1-bedroom ground floor flat offers comfort, style, and a desirable location, making it the perfect opportunity for first-time buyers, downsizers and investors.

Upon entering, you will be greeted by the spacious hallway leading through to the lounge diner, featuring double aspect windows that flood the room with natural light. This room provides a warm and welcoming atmosphere, ideal for relaxing or entertaining guests, there is a door leading to the enclosed West facing Balcony Terrace with sliding double doors leading out to the communal gardens that surround the building.

The kitchen breakfast room offers ample space to prepare meals with ease. You will appreciate the East facing enclosed balcony terrace accessible from the kitchen, providing a peaceful retreat to enjoy your morning coffee.

The flat boasts a well-appointed double bedroom, offering generous space for a comfortable sleep environment. Wake up every day to the beauty of natural light streaming through the south and west aspect windows, creating an uplifting ambiance.

The convenience of a shower room and separate W.C. adds practicality to this already exceptional property. The separate W.C. ensures there's no morning rush or inconvenience when getting ready.

For those in need of additional storage or parking, this flat comes with a garage located in the compound, providing peace of mind and convenience. What sets this property apart is the share of freehold, meaning you have a stake in the building and have more control over the management and future of the property. Say goodbye to ground rent fees and embrace the freedom of shared ownership.

With the beach just a short walk away, you can enjoy strolls along the shoreline, breathe in the salty sea air and take in the magnificent views. Shoreham High Street is less than a mile away, offering an array of shops, pubs, cafes, and restaurants to explore.

This flat presents an incredible opportunity to live in a sought-after location, with easy access to amenities, public transport, and major road links. Whether you are a first-time buyer, downsizer or an investor, this property has immense potential and is a sound investment.

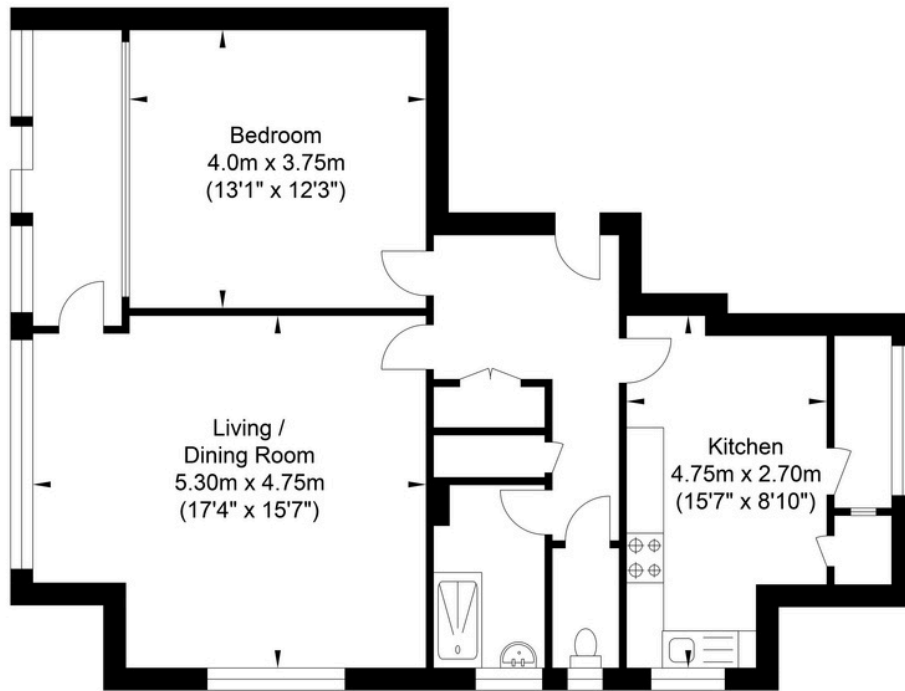
Don't miss out on the opportunity to make this fantastic flat in Woodards View, your own. Contact us today to arrange a viewing and take the first step towards a vibrant coastal lifestyle.

Material Information

Tenure - Leasehold with Share of Freehold
Lease Length - 900 years from 1960 (Ends 29/9/2860)
Ground Rent - Not collected.
Maintenance - £350 per quarter (£1400PA) 2024



Nelson Court, Shoreham Beach



Approximate Floor Area
791.47 sq ft
(73.53 sq m)

Approximate Gross Internal Area = 73.53 sq m / 791.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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Oakley

Your Sussex Property Expert

Shoreham Property Hub
01273 661 577

6 Brunswick Road, Shoreham BN43 5WB
www.oakleyproperty.com
shoreham@oakleyproperty.com

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