



New Salts Farm Road | Shoreham-by-Sea | West Sussex | BN43 5FE  
Offers In Excess Of **£270,000**

**JS**  
living property  
jacobs | Steel





Jacobs Steel are delighted to offer for sale this unique and charming farm house conversion situated in this sought after Shoreham location.



Property details: New Salts Farm Road | Shoreham-by-Sea | West Sussex | BN43 5FE



## Key features:

- 2 Double Bedroom Ground Floor Flat
- Communal Parking
- Modern Bathroom
- Stunning Communal Gardens
- Impressive Lounge/ Diner
- Modern Kitchen
- Walking Distance To Foreshore/ Town Centre
- Stunning Airport And Downland Views
- Communal Storage Unit

 2 Bedrooms

 1 Bathrooms

 1 Living Room

Private front door through to:-

**SPACIOUS ENTRANCE HALL:** Comprising window, radiator, two storage cupboards with shelving.

**SPACIOUS LOUNGE/ DINER:** 19' 7" x 18' 3" (5.97m x 5.56m) East aspect. Comprising original bay window, further feature circular window, three radiators, two built in storage cupboards.

**SPACIOUS MODERN KITCHEN:** 13' 0" x 6' 0" (3.96m x 1.83m) West aspect. Comprising original windows, solid oak work surfaces with cupboards below, matching eye level cupboards with recess lighting, part tiled splashbacks, inset four ring gas hob with oven below having an extractor fan over, wall mounted "Worcester" combination boiler, space for fridge/ freezer, provision for washing machine, provision for dishwasher, ceiling mounted directable spotlights.

**DOUBLE ASPECT BEDROOM ONE:** 14' 0" x 11' 0" (into recess)"

(4.27m x 3.35m) North and East aspect. Comprising two pvcu double glazed windows, radiator, recess shelving.

**BEDROOM TWO:** 14' 9" x 11' 0" (4.5m x 3.35m) North aspect. Comprising pvcu double glazed window, radiator.

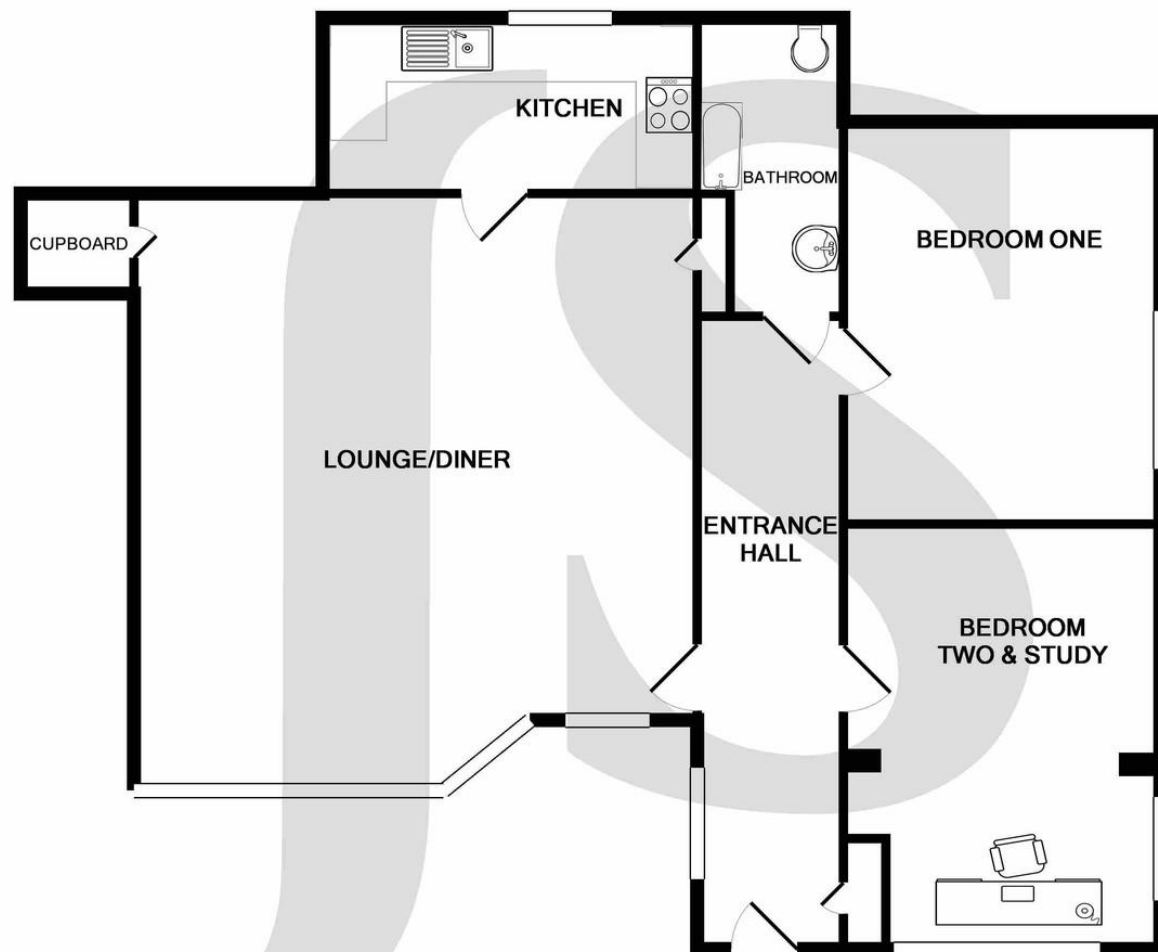
**MODERN BATHROOM:** 10' 4" x 5' 2" (3.15m x 1.57m) West aspect. Comprising original window, panel enclosed bath having an integrated shower over, low flush WC, wall mounted heated towel rail, hand wash basin with vanity unit below, radiator, ceiling mounted directable spotlights.

**ATTRACTIVE COMMUNAL GARDENS**

**COMMUNAL PARKING**

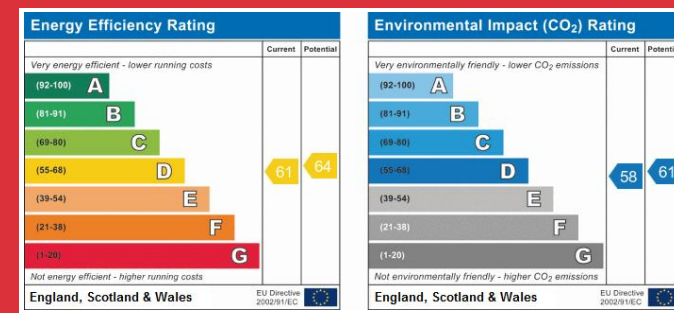
**COMMUNAL STORAGE UNIT**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



## Property Details:

Floor Area: 925 sq ft (86 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B