



Hancock Way, Shoreham-By-Sea ,
Price guide £290,000



middletton
estates



| | | |
|---------------------------------|------------------------------|----------------------------|
| Communal Entrance Hall | En Suite Shower Room | Kitchen 10'9" x 6'3" |
| Private Entrance Hall | Bedroom 2 11'11" x 7'4" | Allocated Parking Space |
| Master Bedroom 11'11" x 8'8" | Bathroom | |
| | Living Room 15'5" x 12'9" | |

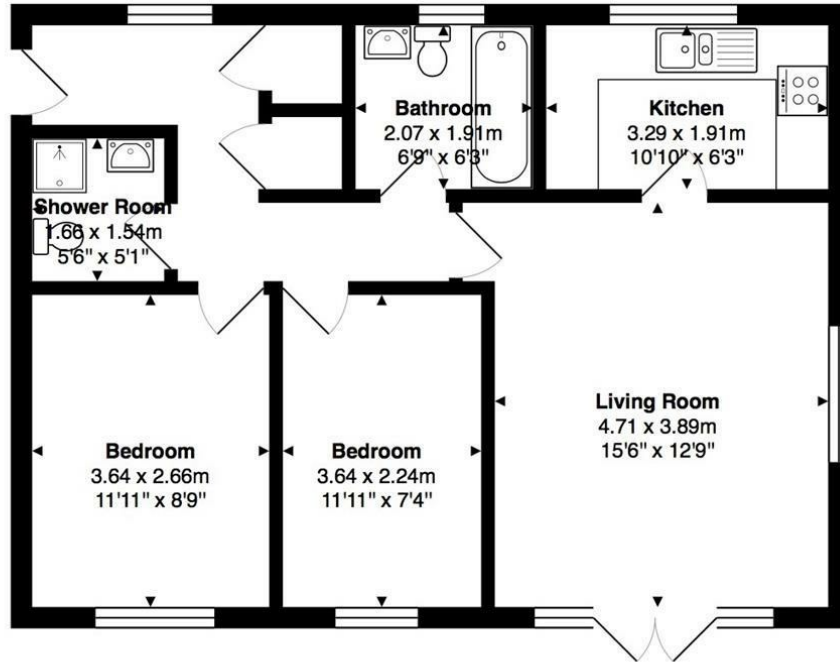
TRIPLE ASPECT TOP FLOOR APARTMENT IN GATED DEVELOPMENT

2 DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, KITCHEN, BATHROOM, LIVING ROOM,
ALLOCATED PARKING, LOFT

Price Guide £290,000 - £300,000
Middleton Estates are delighted to offer this beautiful triple aspect top floor apartment for sale. Located on Shoreham Beach in this exclusive gated development, within a short walk of local shops and restaurants as well as easy access to Shoreham town centre and mainline railway station via The Adur Ferry Footbridge. Internally

the property is presented in excellent order with modern neutral decor. Offering two double bedrooms, the master benefits from en suite shower room, further full bathroom, separate modern fitted kitchen with integral appliances and bright, spacious dual aspect living room. Other features include further storage in private loft, allocated parking space, double glazing and gas fired central heating.





Second Floor

Area: 63.0 m² ... 678 ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

"Call us for your free valuation."