



High Street, Shoreham-By-Sea , West Sussex  
Price guide £210,000 - £230,000



middletton  
estates





Communal  
Entrance

Private  
Entrance Hall

Living room  
13'4 x 14'9

Kitchen

Shower Room

Bedroom 1  
16'3 x 7'1

Bedroom 2  
12'1 x 7'2



# REFURBISHED TOWN CENTER APARTMENT WITH STUNNING SEA AND RIVER VIEWS

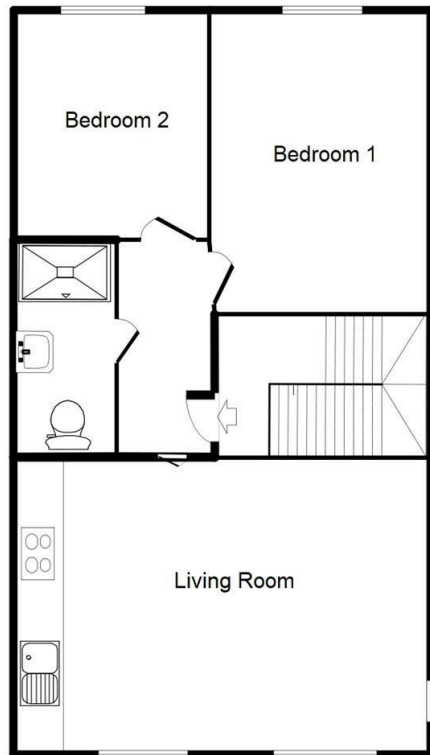
LIVING ROOM, KITCHEN, SHOWER ROOM, 2 BEDROOMS, LONG LEASE, LOW OUTGOINGS

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Middleton Estates are delighted to offer this refurbished 2 bedroom apartment with direct river and sea views. Located on Shoreham High street on the 2nd floor of this period building. The present owner has previously installed modern kitchen units. Brand new washing machine, dishwasher, electric cooker and hob have just been installed. There is also a separate fridge and freezer included. All appliances are integrated. The

shower room has also been recently updated as well as refitted grey carpets and flooring throughout. Shoreham High Street offers a range of local bars, restaurants and shops as well as Shoreham mainline railway station within a short walk. With a long lease and low outgoings the apartment is ideal for first time buyers and investors. (Should achieve around £1050 PCM if rented).





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

"Call us for your free valuation."