



386 Brighton Road, Shoreham-By-Sea, Sussex BN43 6RE

Guide price £240,000

VIDEO VIEWING APPOINTMENTS AVAILABLE

Brighton Road : Shoreham by Sea's Town Centre's Prime Address. This exclusive set of Brand New Apartments based in the centre of the town is being offered for sale proudly by Middleton Estates.

If you have wanted a New Build apartment but did not want to be in a large tower block, then one of these apartments will be perfect for you!

Being sold with a Share of the Freehold , each apartment will benefit with a 125 Year Lease

This third floor apartment offers large living room, high specification kitchen, double bedroom, Study / Bedroom 2, contemporary shower room and feature south facing living room.

All apartments will be finished with a high specification. This will include "Neff" (or similar) integral appliances, Granite/Quartz kitchen work surfaces along with branded contemporary bathroom/shower rooms and heated floor in bathrooms.

10 Year New House Build Warranty

Anticipated Completion Summer 2020

Please Note Sizes May Vary. This listing is for marketing purposes -Please check specific plot criteria before reserving your apartment.

Please refer to the brochure for room dimensions. CGI images are for illustration purposes only.

** Study / Bedroom 2 is a retrospective change from original planning approved.**

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Communal Entrance

Entrance

Living Room (Including Kitchen)

15'06 x 11'04 (4.72m x 3.45m)

Kitchen

Lobby / Hallway

Bathroom

Bedroom 1

11'10 x 9'06 (3.61m x 2.90m)

Study / Bedroom 2

10'9 x 6'07 (3.28m x 2.01m)

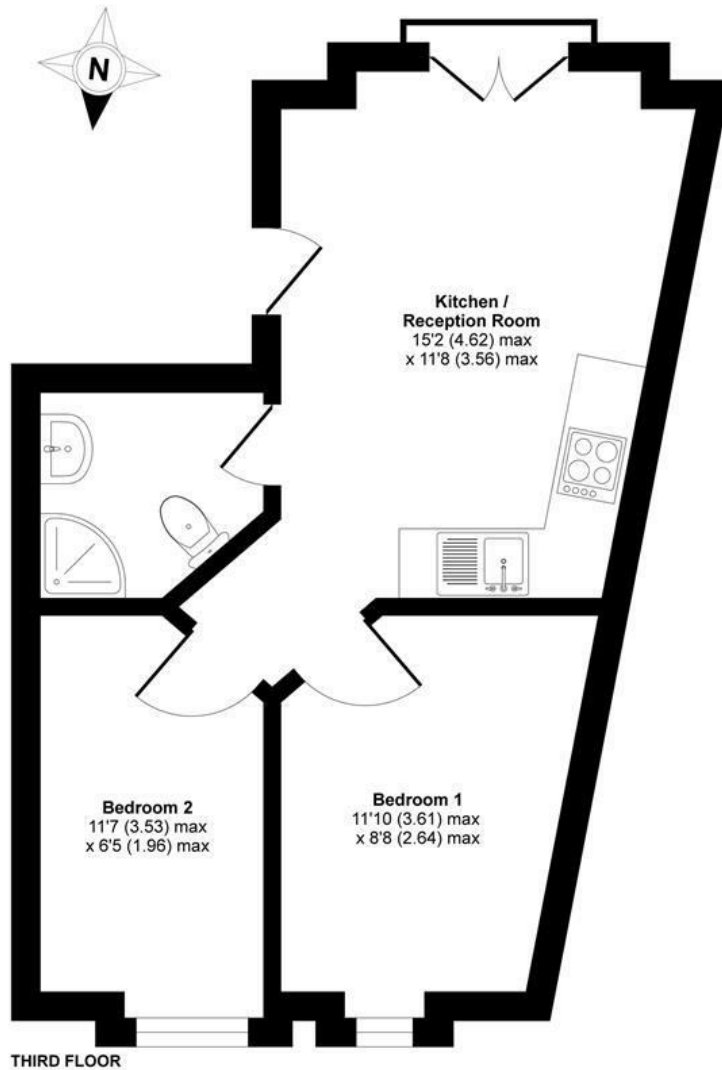
Communal Bike Storage



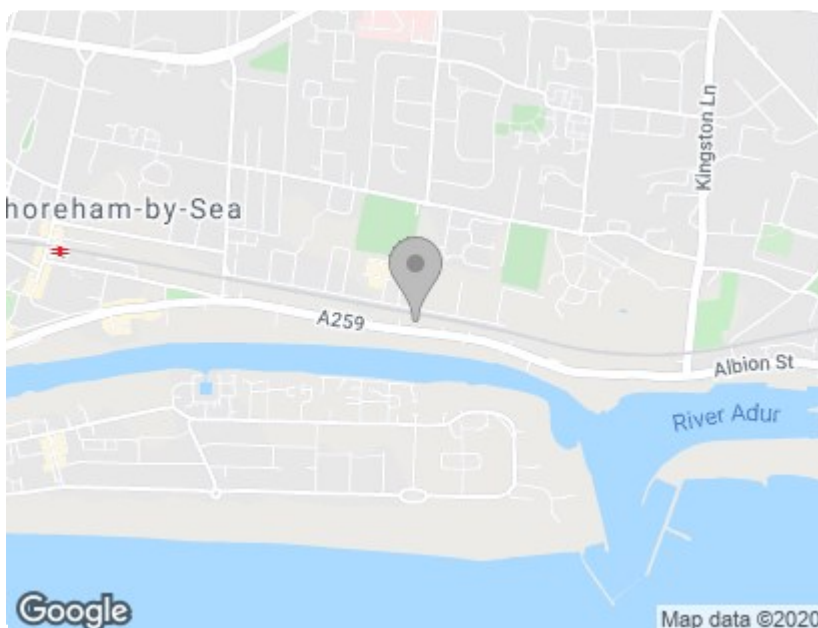
Brighton Road, Shoreham-by-Sea, BN43

Approximate Area = 374 sq ft / 34.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Middleton and Co Estates Limited. REF: 588878



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		
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