



m Middleton

estates



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

£265,000

STAMP DUTY EXEMPT FOR HOME MOVERS

Brighton Road : Shoreham by Sea's Town Centres 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 second floor apartment offers large living room, high specification kitchen, double bedroom, study / bedroom 2, contemporary shower room and feature south facing roof terrace.

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 with under floor heating.

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)

16'05 x 11'01 (5.00m x 3.38m)

Kitchen

Lobby / Hallway

Shower Room

Bedroom

11'03 x 9 (3.43m x 2.74m)

Communal Bike Storage

Study / Bedroom 2

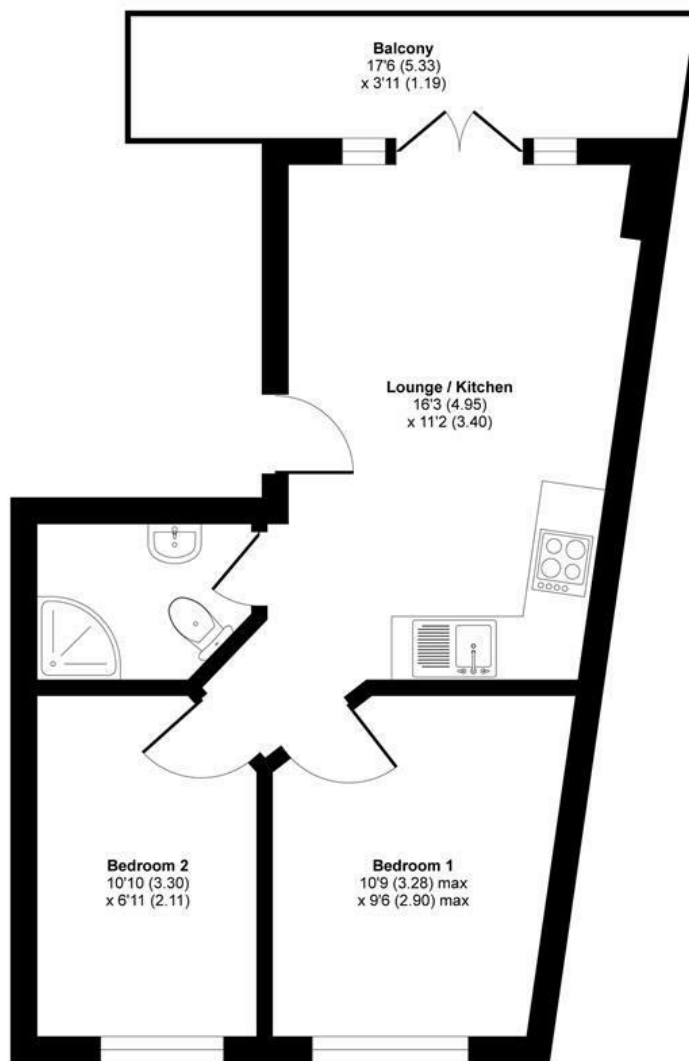
10'9 x 7'01 (3.28m x 2.16m)



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Approximate Area = 389 sq ft / 36.1 sq m (includes garage)

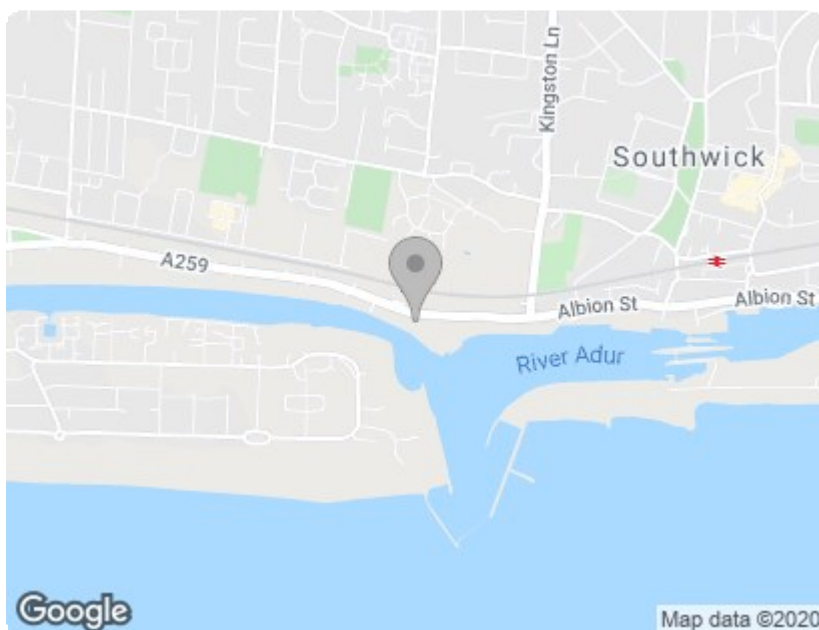
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2020. Produced for Middleton and Co Estates Limited. REF: 588874



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	