



## 3 Woodview Court| Woodview | Shoreham-by-Sea | BN43 6AL

£270,000

Harrison Brant are delighted to offer this well presented and spacious 2 bedroom purpose built second floor flat with garage situated behind the former Buckingham House Grand façade. Features and accommodation include a dual aspect 18' 0" lounge/dining room, modern fitted kitchen, refitted bathroom/W.C, 2 double bedrooms, gas central heating, double glazing, remainder of a 999 year lease and garage. Conveniently situated near Buckingham Park and approximately 6/10ths of a mile from Shoreham Town Centre with its range of shopping facilities, bars & restaurants, library, health and community centres along with mainline railway station providing coastal and city services. Internal inspection comes highly recommended.

- 2 Double Bedrooms
- Purpose Built Flat
- Dual Aspect
- Lounge/Dining Room
- Modern Fitted Kitchen
- Refitted Bathroom/W.C
- Garage
- Communal Gardens
- Close to Buckingham Park



## Property Description

COMMUNAL FRONT DOOR  
Leading to:-

COMMUNAL HALLWAY  
With stairs leading to second floor.

PERSONAL FRONT DOOR  
With spy hole leading to:-

ENTRANCE HALL  
Central heating radiator with thermostatic valve. Built in double cupboard with hanging rail and shelving, further cupboard above. Airing cupboard housing Worcester gas boiler with slatted shelving under and further cupboard above.

LOUNGE/DINING ROOM  
18' 0" x 11' 1" (5.49m x 3.38m) Dual aspect lounge/dining room with two central heating radiators with thermostatic valves. Contemporary wall mounted gas fire. Wood effect flooring. Two uPVC double glazed windows to rear, further uPVC double glazed window to side. TV point and telephone point (subject to service providers regulations).

KITCHEN  
13' 2" x 7' 1" (4.01m x 2.16m) Modern fitted kitchen comprising a range of wall, base and drawer units with roll edge laminated working surfaces over, inset stainless steel single drainer sink unit with mixer tap. Space for cooker with stainless steel cooker hood over, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer. Breakfast bar. Part tiled walls, wood effect flooring. uPVC double glazed window to side.

BEDROOM 1  
13' 5" (to wardrobe front) x 9' 6" (4.09m x 2.9m) Two central heating radiators with thermostatic valves, smooth finish walls. Two built in double wardrobes with hanging rail and further cupboard above. Two uPVC double glazed windows to side.

BEDROOM 2  
10' 10" x 10' 1" (3.3m x 3.07m) Central heating radiator with thermostatic valve, coved ceiling. uPVC double glazed window to side.

BATHROOM/WC  
Comprising panelled shower bath with mixer tap and thermostatically controlled shower unit over, curved glass shower screen, pedestal wash hand basin with mixer tap, low level close coupled dual flush WC. Ladder style heated towel rail, fully tiled walls, wood effect flooring. Electric shaver point. uPVC double glazed window with frosted glass to side.

## OUTSIDE

### COMMUNAL GARDENS

Landscaped with crazy paved patios, flower and shrub borders. All of which is surrounded by the attractive façade of the former Buckingham House.

### GARAGE

20' 9" x 7' 4" (6.32m x 2.24m) With up and over door

### TENURE

Leasehold 999 years from 1<sup>st</sup> June 2019

### MAINTENANCE

For year of 2020 - £50 per month



## Tenure

Share of Freehold

## Council Tax Band

C

## Viewing Arrangements

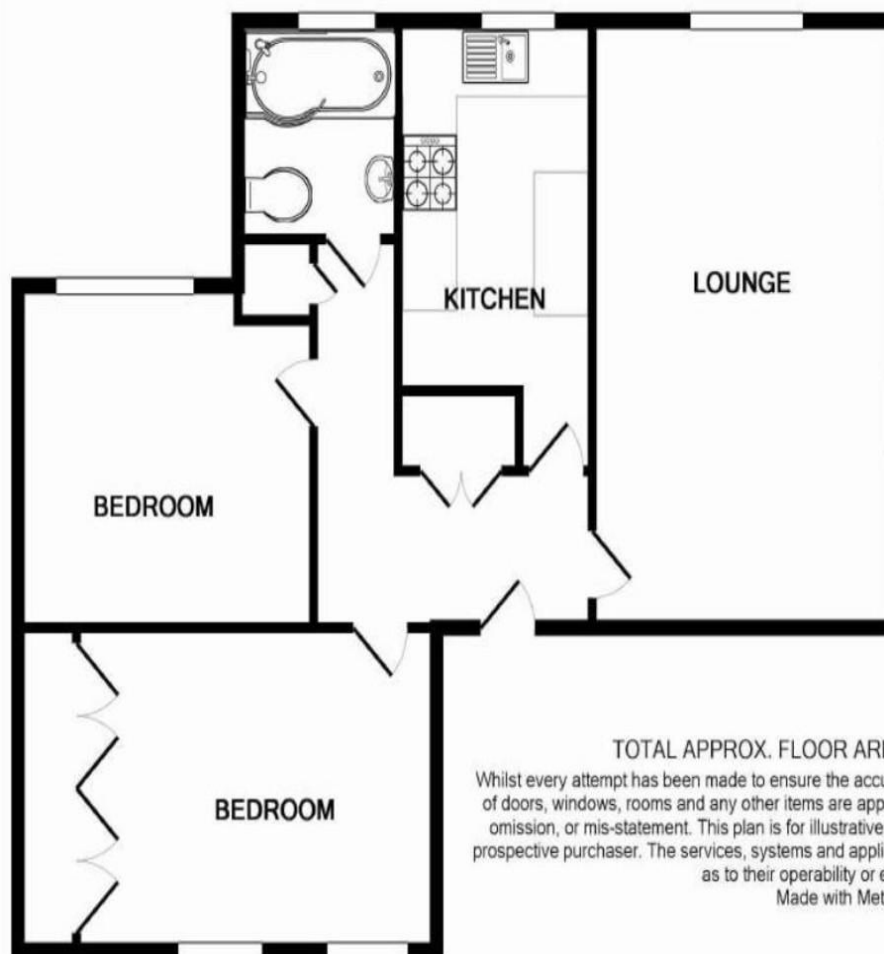
Strictly by appointment

## Contact Details

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TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

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 omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

