



## 8 Sompting Court | St. Giles Close | Shoreham-by-Sea | BN43 6GY    Offers Over £190,000

Harrison Brant are delighted to offer chain free this spacious 2 double bedroom top floor purpose built flat which has features and accommodation to include; Dual aspect lounge, fitted kitchen, bathroom/W.C, 2 double bedrooms, double glazing and communal gardens. The property is situated in a cul-de-sac location less than a mile from Shoreham mainline railway station offering city and coastal services and the town centre itself with its various shopping facilities, bars, restaurants. Further shopping facilities are available at the Holmbush Centre

- 2 Double Bedrooms
- Spacious Purpose Built Flat
- No Onward Chain
- Dual Aspect Lounge/Diner
- Fitted Kitchen
- Bathroom/W.C
- Communal Gardens
- Cul-de-Sac Location
- Viewing Recommended





## Property Description

### PERSONAL FRONT DOOR

With spy hole leading to;-

### ENTRANCE HALL

Large built in coats cupboard housing electric fuse box. Airing cupboard housing hot water cylinder and slatted shelves. Further built in cupboard housing boiler. Door to;-

### LOUNGE/DINING ROOM

20' 11" x 10' 11" (6.38m x 3.33m) Electric night storage heater. Smooth finish walls. TV aerial point and telephone point (subject to service providers regulations). uPVC double glazed window to front. Doorway leading to;-

### KITCHEN

12' 0" x 6' 6" (3.66m x 1.98m) Range of wall and base units with roll edged laminated working surfaces over. Inset stainless steel single drainer sink unit with mixer tap. Space for cooker. Space for upright fridge/freezer. Space and plumbing for washing machine. uPVC double glazed window to rear.

### BEDROOM 1

12' 9" x 11' 9" (max) (3.89m x 3.58m) Electric night storage heater. Smooth finish walls. Recess with hanging rail and shelf. uPVC double glazed window to front.

### BEDROOM 2

12' 4" x 10' 0" (3.76m x 3.05m) Electric night storage heater. Smooth finish walls. uPVC double glazed window to rear.

### BATHROOM/WC

Comprising panelled bath with mixer tap and hand held shower attachment. Low level close coupled push button W.C. Pedestal wash hand basin. Part tiled walls. uPVC double glazed window to rear.

### OUTSIDE

### COMMUNAL GARDEN

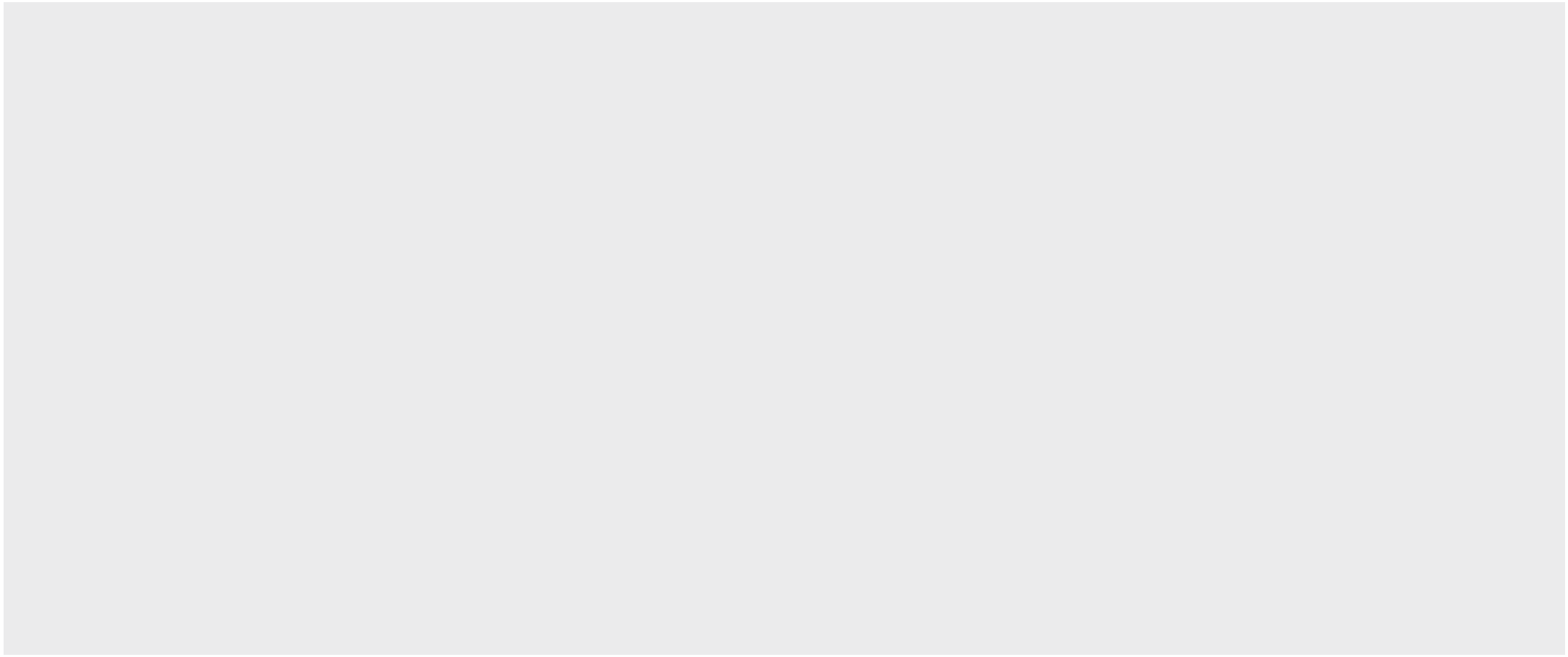
Attractive communal gardens surround the property.

### TENURE

Leasehold- 125 years from 26th April 1988

### MAINTENANCE

April 2019- March 2020 - the service charge was £555.24



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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BN43 5WB

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01273 464642

## Sompting Court, St. Giles Close, Shoreham-by-Sea, BN43

Approximate Area = 777 sq ft / 72.1 sq m

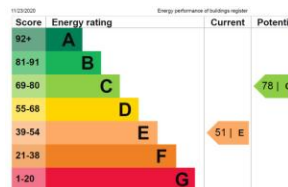
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Harrison Brant Ltd. REF: 671769



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.



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