



## 20 Oakland Court | Buckingham Road | Shoreham-by-Sea | BN43 5TZ £160,000

Harrison Brant is delighted to offer chain free this centrally located and well presented 1 double bedroom purpose built retirement apartment. Features include: 17' lounge/dining room which overlooks the attractive residents communal gardens, refitted kitchen, refitted shower room W.C. Double bedroom fitted wardrobes, double glazing, 24 hour emergency call system, entry phone system and lift. Communal laundry room, residents lounge overlooking communal gardens. Conveniently situated approximately 2/10ths of a mile from Shoreham Town Centre with its range of shopping facilities and other amenities including: library, health and community centres along with a variety of restaurants, mainline railway station providing coastal and City services. A bus service is available from Buckingham Road.

- Retirement Apartment
- 1 Double Bedroom
- Town Centre Location
- No Onward Chain
- 17'4" Lounge/Dining Room
- Refitted Kitchen
- Refitted Shower Room/W.C
- Communal Lounge & Laundry
- Attractive Communal Gardens
- Residents Parking



## Property Description

### PERSONAL FRONT DOOR

With spy hole leading to;-

### ENTRANCE HALL

Smooth finish walls. Coved ceiling, Hatch to loft space. Large built in shelved storage cupboard housing electric fuse box and meter. Door to;-

### LOUNGE/DINING ROOM

17' 4" (into bay) x 10' 5" (5.28m x 3.18m) Electric radiator. Smooth finish walls. Coved ceiling. TV aerial point and telephone point (subject to service providers regulations). Emergency pull cord. uPVC double glazed bay window to rear overlooking the attractive communal gardens. Archway leading to;-

### KITCHEN

7' 6" x 5' 8" (2.29m x 1.73m) A range of wall, base and drawer units with roll edged laminated working surfaces over. Inset stainless steel single drainer sink unit. Inset 4 burner electric hob. Space for upright fridge/freezer. Part tiled walls. Wood effect flooring. Coved ceiling. uPVC double glazed window to side.

### DOUBLE BEDROOM

11' 8" x 8' 4" (3.56m x 2.54m) Electric radiator. Smooth finish walls. Coved ceiling. A range of built in wardrobes and drawers. Emergency pull cord. uPVC double glazed window to rear over looking the attractive communal gardens.

### SHOWER ROOM/W.C

Refitted shower room comprising tiled shower cubicle with seat and hand rail. Electric shower unit. Pedestal wash hand basin. Low level close coupled push button W.C. Part tiled walls. Wood effect flooring. Coved ceiling. Emergency pull cord.

### COMMUNAL FACILITIES

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Situated on the ground floor and includes: Communal laundry facilities and residents lounge with door to:

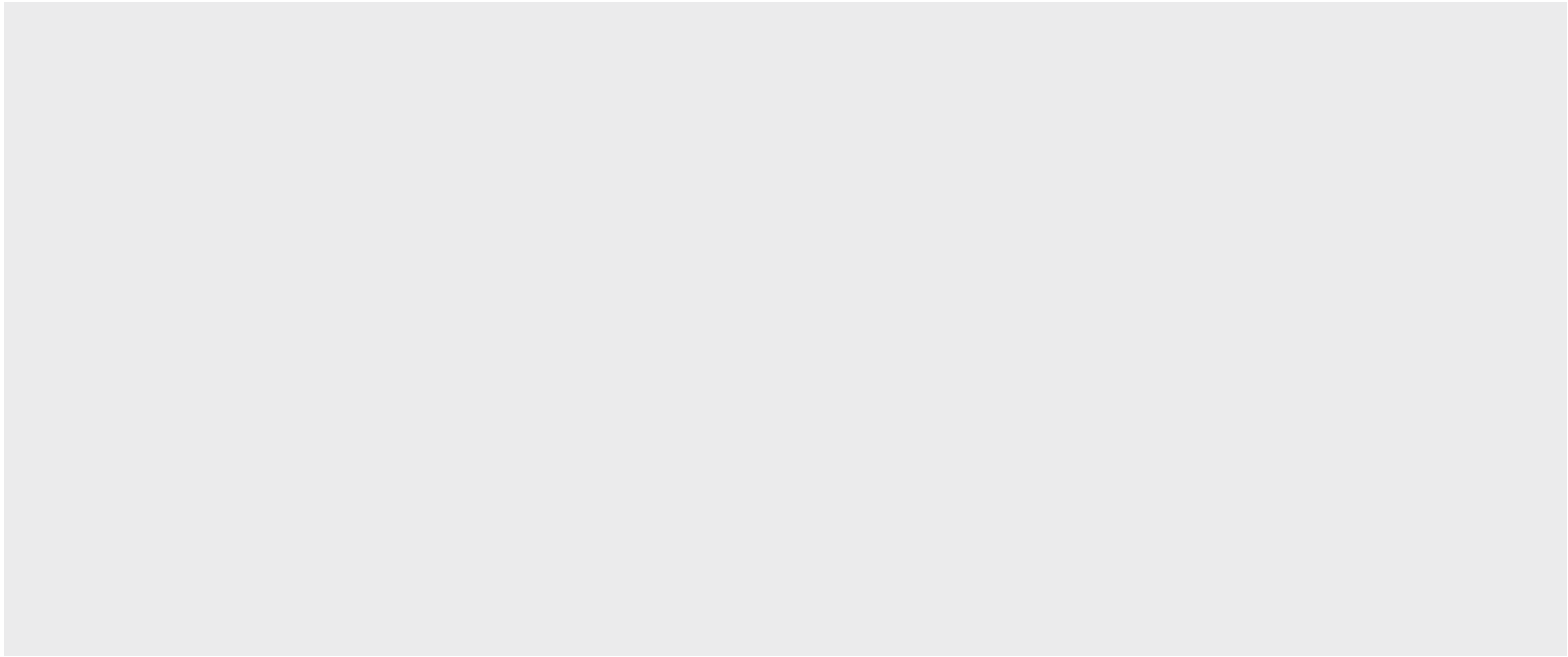
### COMMUNAL GARDENS

Lawned gardens surround the development. At the rear of the block is a more extensive lawned area and large Southerly facing patio

### PARKING

Residents parking situated to the rear of the building.





## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

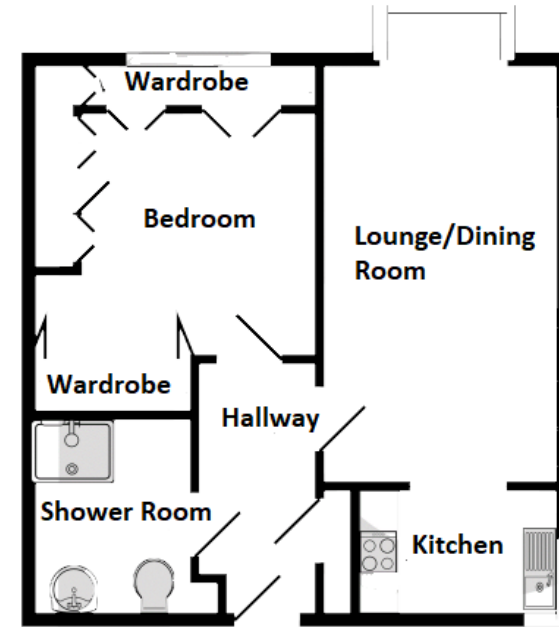
Strictly by appointment

## Contact Details

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[www.harrisonbrant.co.uk](http://www.harrisonbrant.co.uk)

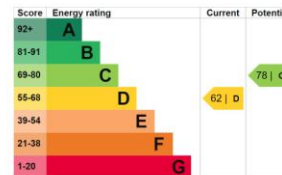
01273 464642



TOTAL APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained in this advertisement, all measurements, dimensions, areas, and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and their operability or efficiency can be given no guarantee.

See all our properties at  

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.

