



Lawton & Dawe PROPERTIES



6 Southlands Court St. Giles Close , Shoreham-By-Sea, BN43 6GU

£165,000

Lawton & Dawe are delighted to offer for sale this well presented one double bedroom first-floor flat, ideally situated in a convenient area of Shoreham.

The property features a good sized entrance hall with three large fitted hallway storage cupboards, a lovely bright lounge with built in shelves, leading to a modern and well-equipped kitchen with granite worktops, soft close doors and plenty of storage (built in oven grill, fridge freezer, washing machine and tumble drier).

There is a double bedroom, and contemporary bathroom with large walk-in shower.

Externally, there is un-allocated parking available to the rear of the building along with a convenient private storage unit.

Perfectly positioned close to Shoreham's mainline railway station, the property is ideally suited to professional commuters, first-time buyers, or buy-to-let investors seeking a well-located and ready-to-move-into home.

The flat is currently rented and achieves a rental yield of 7%, so a perfect investment!

The block benefits from a car park, and plenty of street parking. The property is conveniently located close to Shoreham town centre, with plenty of local amenities and easy public transport.

- EPC - C
- Leasehold - 89 years remaining
- Service charge - £624 per annum
- Ground rent - £10 per annum
- Gas central heating
- Modern kitchen and bathroom
- Car park to rear
- External storage cupboard
- No chain!

Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791 if you wish to arrange a viewing appointment for this property or require further information.



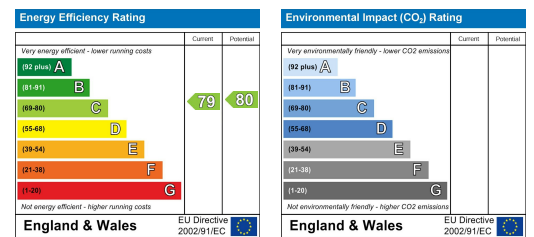
Floor Plan



Area Map



Energy Efficiency Graph



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