

1 Beeding Court, St. Giles Close, Shoreham-By-Sea, BN43 6GZ

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Price £189,950 - Leasehold

- Purpose built ground floor flat
- One double bedroom
- Spacious dual aspect lounge dining room
- Fitted kitchen overlooking communal gardens
- Modern shower room/WC
- No ongoing chain
- Double glazing & gas central heating
- On street parking outside the property
- Located in a non through road
- Close Shoreham Town Centre & Station

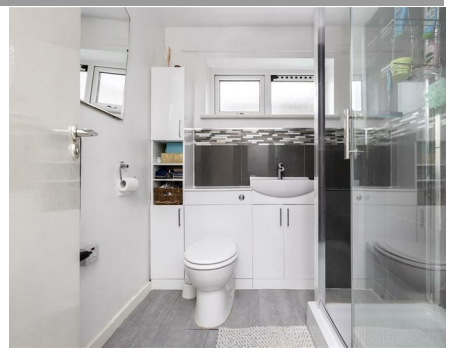
Located on the ground floor of this low rise purpose built block is this spacious one bedroom flat with no ongoing chain. The property is within close proximity of Shoreham Town Centre and mainline Railway Station. Beeding Court is surrounded by communal gardens with mature trees and walled boundaries. The spacious accommodation features a dual aspect lounge-dining room with plenty of space for sofa's and a dining table and chairs. The living room connects to the kitchen which creates a great social space ideal for entertaining. The kitchen is fitted with built in cupboards and has pleasant views over the communal gardens. The double bedroom also shares the same view as the kitchen and further benefits from a built in storage cupboard/wardrobe. The bathroom/WC has been fitted with a modern oversized shower cubicle, wash basin with built in storage and WC. There is also plenty of storage space within the entrance hallway. Exclusive to Spencer & Leigh, viewing recommended.



Located in St Giles Close, Shoreham By Sea in this sought after location. With numerous schools close by including Shoreham Academy and St Nicolas & St Mary CE Primary school. Middle Road Recreational Ground is at the bottom of the road and amenities located in Middle Road to the west. Holmbush Centre is a short drive away with Tesco's, M&S and Next alongside the A27 road network.







Communal Entrance

Entrance

Entrance Hallway

Living/Dining Room
15'7 x 11'9

Kitchen
11'9 x 6'7

Bedroom
13'9 x 12'2

Shower Room
6'6 x 6'3

OUTSIDE

Residents Parking

Property Information
87 years remaining on the lease
Service Charge - £380.37 p/a
Ground Rent - £10.00 p/a
Council Tax Band A (Adur): £1,709.06 2026/2027
Utilities: Mains Electric. Mains water and sewerage
Parking: Residents Communal Parking and un-restricted on-street parking
Broadband: Standard 12 Mbps, Superfast 43 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

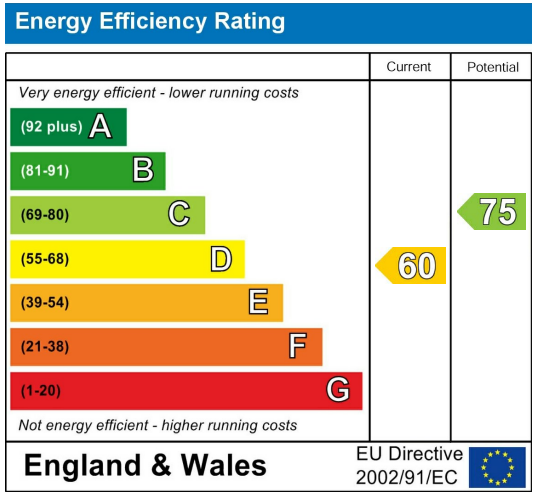








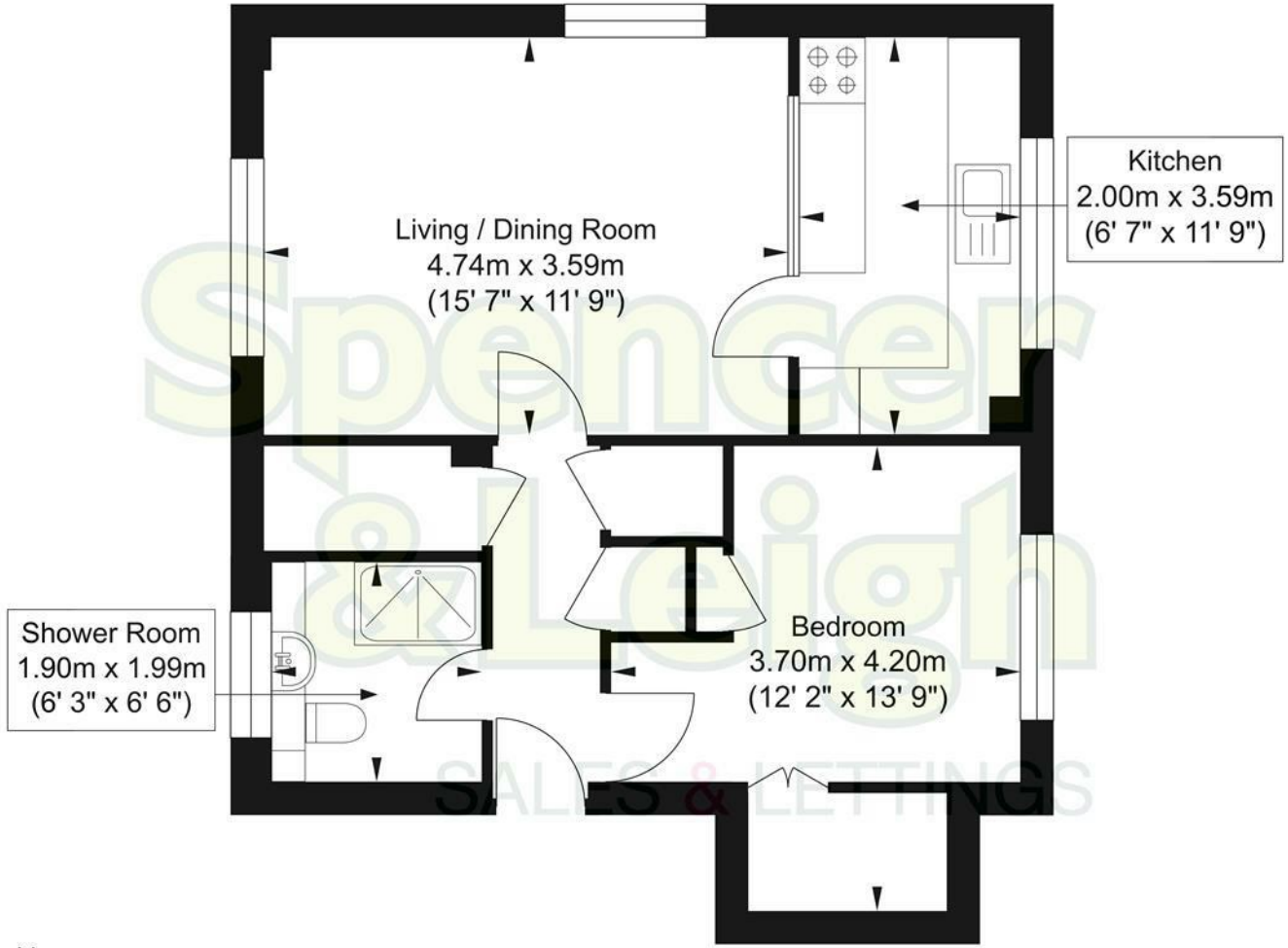
Council:- ADUR
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

St. Giles Close



Ground Floor
Approximate Floor Area
517.96 sq ft
(48.12 sq m)

Approximate Gross Internal Area = 48.12 sq m / 517.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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