



293 Albion Street, Southwick, BN42 4AT

**£1,450 Per month**

Situated in a sought-after position overlooking Shoreham Harbour, this well-presented first floor apartment offers bright and spacious accommodation with distant sea views. The property features a generous bay-fronted living room, modern fitted kitchen with access to a private balcony, two double bedrooms and a contemporary bathroom. Conveniently located close to local shops, the New Port Arms bar and restaurant, Southwick railway station, Shoreham Beach and excellent transport links.

### Entrance Hall

Approached via an external staircase to the first floor with doors leading to all principal rooms.

### Living Room

16'5" x 11'8" (5.01m x 3.57m)

A bright and spacious reception room featuring a large southerly aspect bay window with superb views across Shoreham Harbour and distant sea views. Wall-mounted electric radiator. Built-in cupboard housing the electric meter and consumer unit.

### Kitchen

9'8" x 9'8" (2.97m x 2.95m )

Fitted with a range of white gloss wall and base units incorporating drawers and complementary work surfaces. Stainless steel sink and drainer with mixer tap. Four-ring electric hob with electric oven beneath and extractor hood above. Space for domestic appliances. Built-in cupboard housing the hot water cylinder. Coved ceiling. Door opening onto the balcony.

### Balcony

A pleasant rear-facing balcony accessed directly from the kitchen, providing useful outside space.

### Bedroom One

12'0" x 10'8" (3.66m x 3.26m )

A generous double bedroom with dual aspect south and east-facing double glazed windows enjoying attractive views over Shoreham Harbour. Wall-mounted electric heater.

### Bedroom Two

10'4" x 9'5" (3.17m x 2.88m )

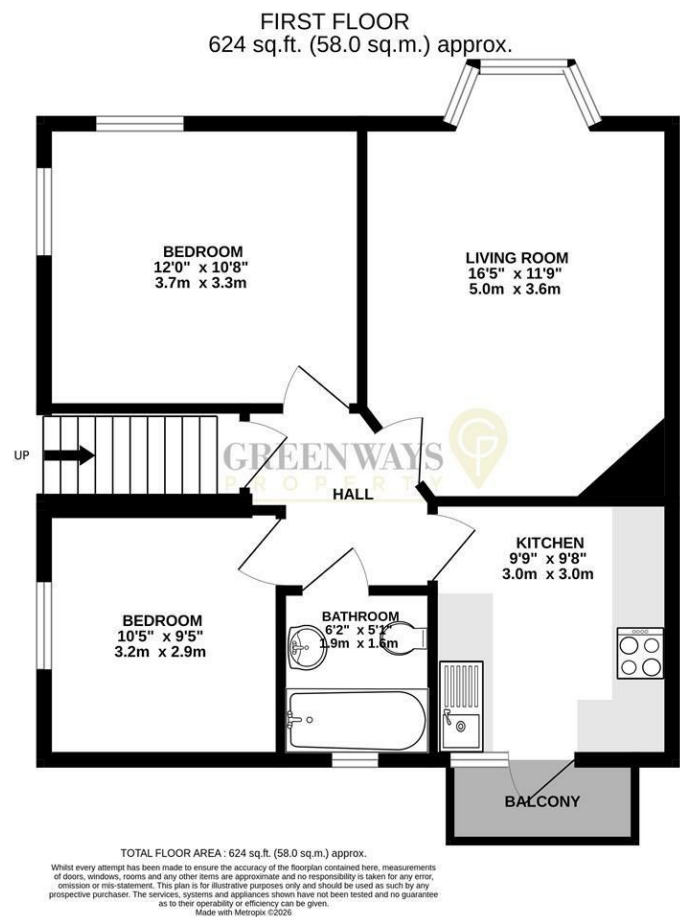
Double bedroom with easterly aspect double glazed window overlooking the side of the property. Wall-mounted electric heater.

### Bathroom

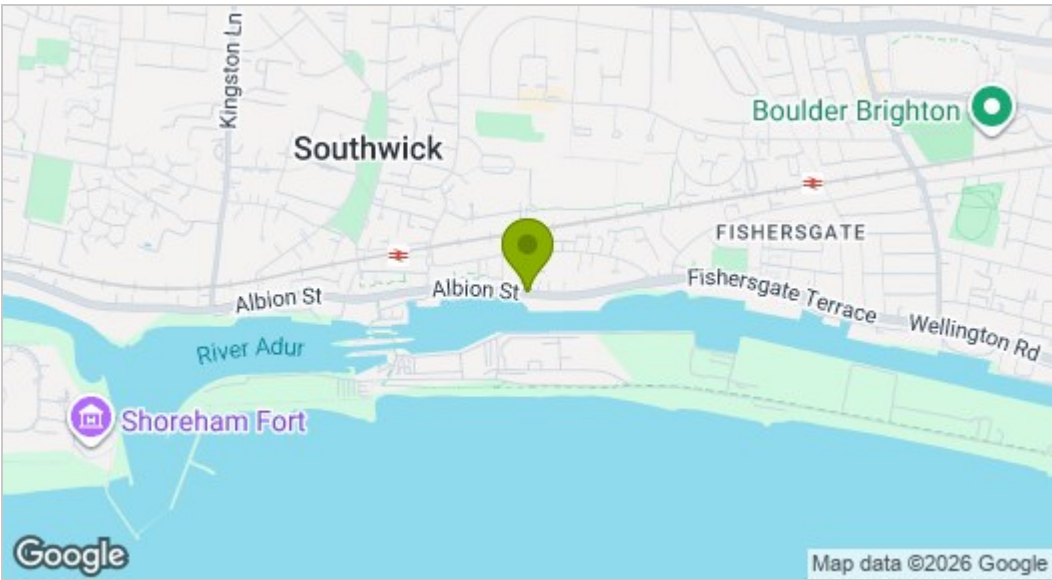
6'1" x 5'1" (1.87m x 1.56m )

Modern white suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low-level WC with push-button flush. Part tiled walls. Frosted double glazed window overlooking the rear.

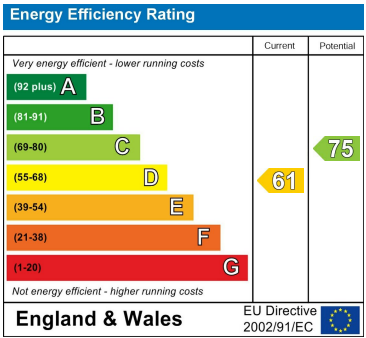
Floor Plan



Area Map



Energy Efficiency Graph



PLEASE NOTE:  
Although every care has been taken in the production of these sales particulars prospective purchasers should note:  
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).  
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.  
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.