



**2 Bed Flat  
located in  
Rectory Road, Shoreham-By-Sea**

**MyHaus.**

12 Montague Court  
Rectory Road  
Shoreham-By-Sea  
BN43 6EL

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Price Guide £270,000

SPACIOUS TWO BEDROOM APARTMENT | GENEROUS ROOM SIZES | LEAFY OUTLOOK | POPULAR SHOREHAM LOCATION

Set within Montague Court on Rectory Road, this spacious two bedroom apartment offers generous accommodation, excellent natural light and a particularly pleasant outlook across the surrounding trees.

The living room is a great size, comfortably providing space for both a full seating area and dining table. Windows on two sides bring in plenty of natural light and give the room a bright, open feel.

The separate kitchen offers a good amount of cupboard and worktop space, with a large window providing plenty of natural light. The kitchen is well maintained and practical as it stands, while also offering scope for a future owner to update it to their own taste.

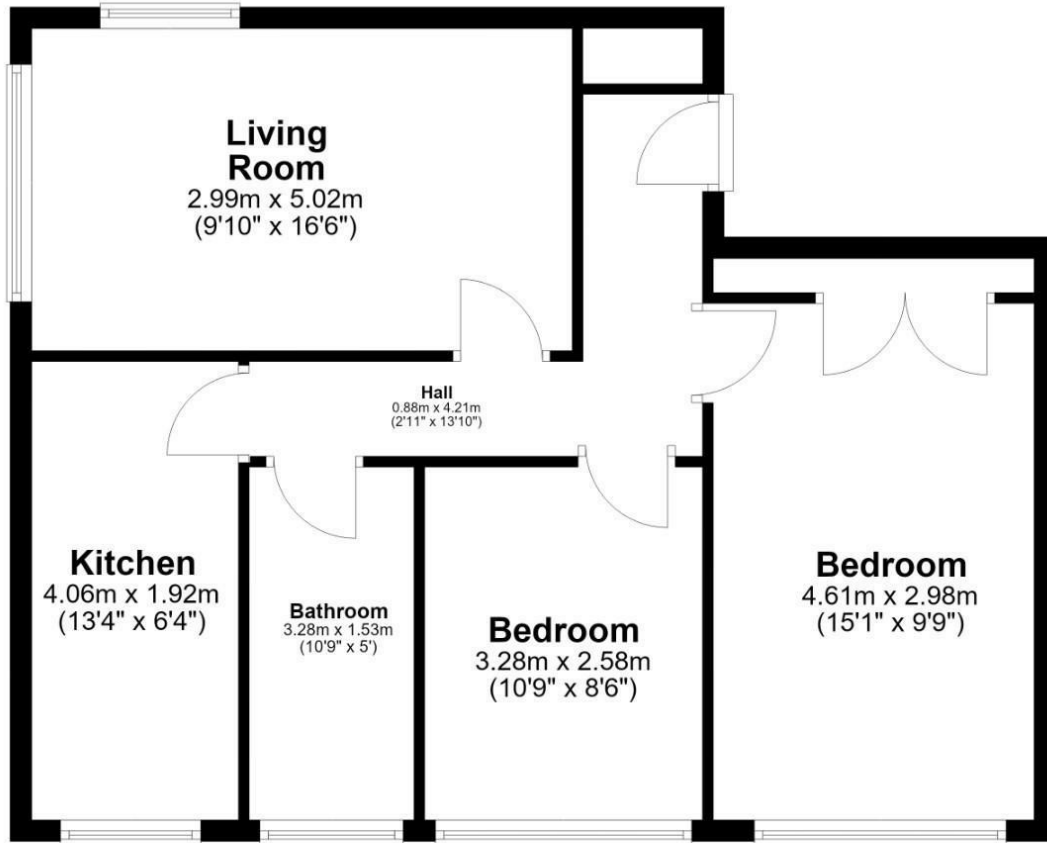
There are two well-proportioned bedrooms. The principal bedroom is particularly generous, with extensive built-in wardrobes and a large window enjoying a leafy outlook. The second bedroom is also a good size and would work equally well as a bedroom, nursery or home office. The property is completed by a family bathroom and useful storage throughout.

Montague Court is an established residential development, set back from Rectory Road and surrounded by communal grounds.



## Ground Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



Total area: approx. 60.9 sq. metres (655.4 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## DIRECTIONS

## CONTACT

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MH-P4PP

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