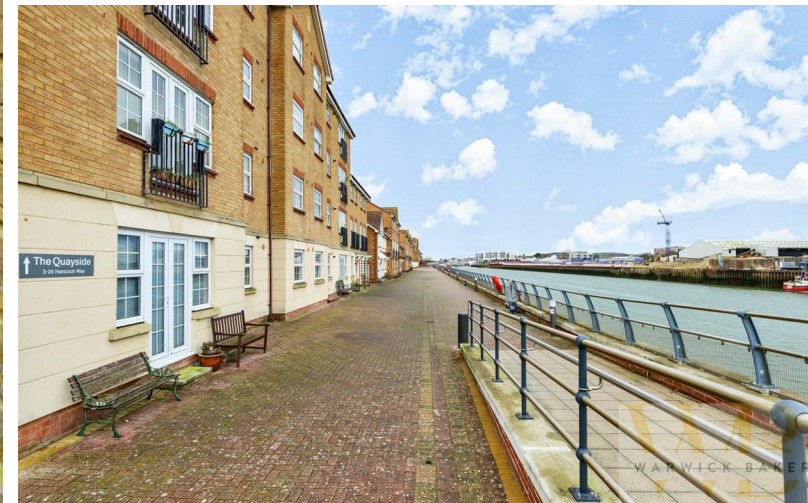




6, The Quayside Hancock Way | | Shoreham-By-Sea | BN43



ESTATE AGENT



6, The Quayside Hancock Way | | Shoreham-By-Sea | BN43 5JG

Offers In Excess Of £310,000

\*\*\* OFFERS IN EXCESS OF £300,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT FLAT. BUILT CIRCA.2005, THE FLAT BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO BEDROOMS, 15' SOUTH FACING LOUNGE, MODERN KITCHEN, MODERN BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, ALLOCATED PARKING SPACE AND USE OF A FRONT PATIO AREA. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- 2 BEDROOMS
- 15' SOUTH FACING LOUNGE
- MODERN KITCHEN
- FULLY TILED BATHROOM
- EN-SUITE SHOWER ROOM
- ALLOCATED PARKING SPACE
- USE OF PATIO AREA
- NO UPWARD CHAIN

Front door leading to:

### ENTRANCE HALL

27'10" in length (8.50 in length)

Being 'Z' shaped, security door entry phone system, single panel radiator, laminate wood flooring, door giving access to storage cupboard with shelving and electric trip switches, door giving access to airing cupboard housing 'MEGAFLOW' pressurised hot water cylinder, slatted shelving over, spot lighting.

Door way off entrance hall to:

### LOUNGE

15'3" x 12'6" (4.67 x 3.83)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect with views of The River Adur, two double panelled radiators, feature wall mounted flame effect electric fire, laminate wood flooring.

Square opening off lounge to:

### KITCHEN

10'7" x 6'2" (3.25 x 1.88)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect rolled edge work top, storage cupboard under, built in integrated 'LOGIC' washing machine to the side, tiled splash back, storage cupboard over housing 'POTTERTON' gas fired boiler ( central heating only ), adjacent matching granite effect work top with inset ceramic four ring hob, 'BEKO' electric oven under, drawers to the side, storage cupboards to the side, built in integrated wine cooler to the side, tiled splash back,

complimented by matching wall units over with down lighting, further adjacent matching work top, storage cupboard under, tiled splash back, complimented by matching wall unit over, glass display cabinet to the side with down light, free standing 'SAMSUNG' fridge/freezer to the side, tiled flooring, double glazed window to the side having an easterly aspect with views of The River Adur, down lighting.

Door off entrance hall to:

### BEDROOM 1

12'0" x 8'8" (3.67 x 2.65)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space, laminate wood flooring.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with contemporary style mixer tap, mirror over, low level wc, heated hand towel rail, tiled flooring, spot lighting, extractor fan, step in fully tiled shower cubicle with built in shower and separate shower attachment, twin sliding shower door.

Door off entrance hall to:

### BEDROOM 2

11'11" x 7'4" (3.65 x 2.24)

Double glazed windows to the front having a favoured southerly aspect, single panel radiator, range of three double mirrored doored wardrobes with hanging and shelving space, laminate wood

flooring.

Door off entrance hall to:

### BATHROOM

Being fully tiled, comprising bath with twin hand grips, mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, feature mirror, low level wc, heated hand towel rail, tiled flooring, spot lighting, extractor fan.

Twin double glazed French doors off lounge to:

### PATIO

8'6" x 7'4" (2.60 x 2.24)

Laid to patio slabs having a favoured southerly aspect. ( THIS AREA IS NOT ON THE DEEDS )

### ALLOCATED PARKING SPACE

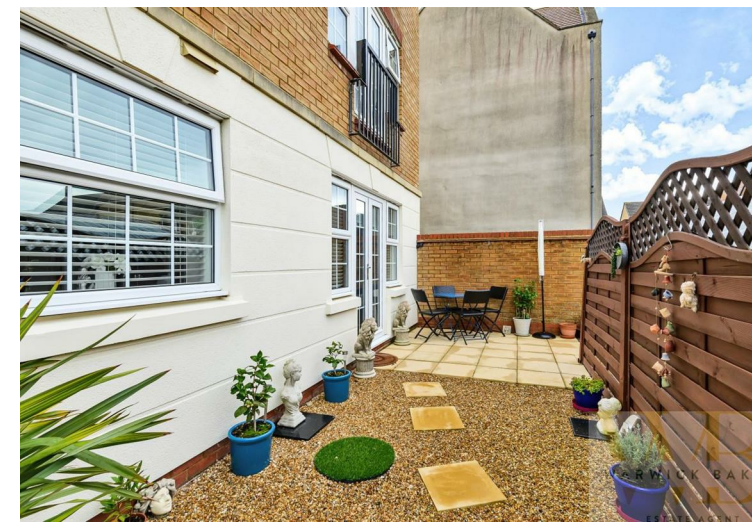
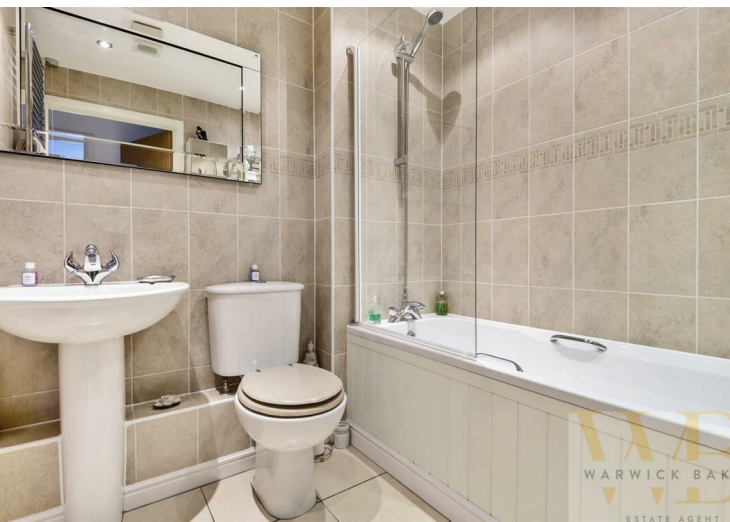
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### OUTGOINGS

MAINTANANCE:- £1,350 PER ANNUM

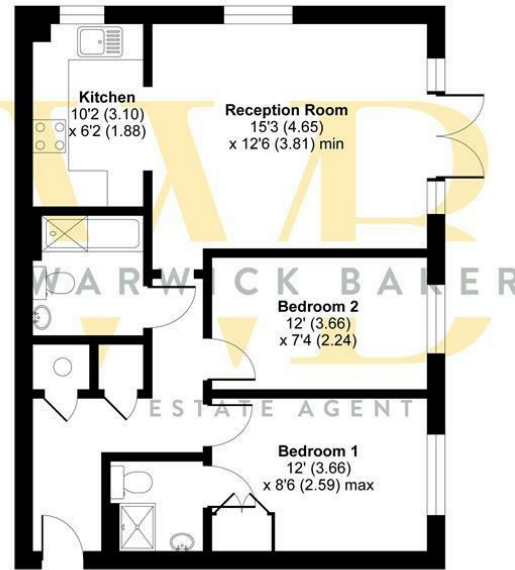
GROUND RENT:- £150 PER ANNUM

LEASE:- APPROX. 900 YEARS REMAIN



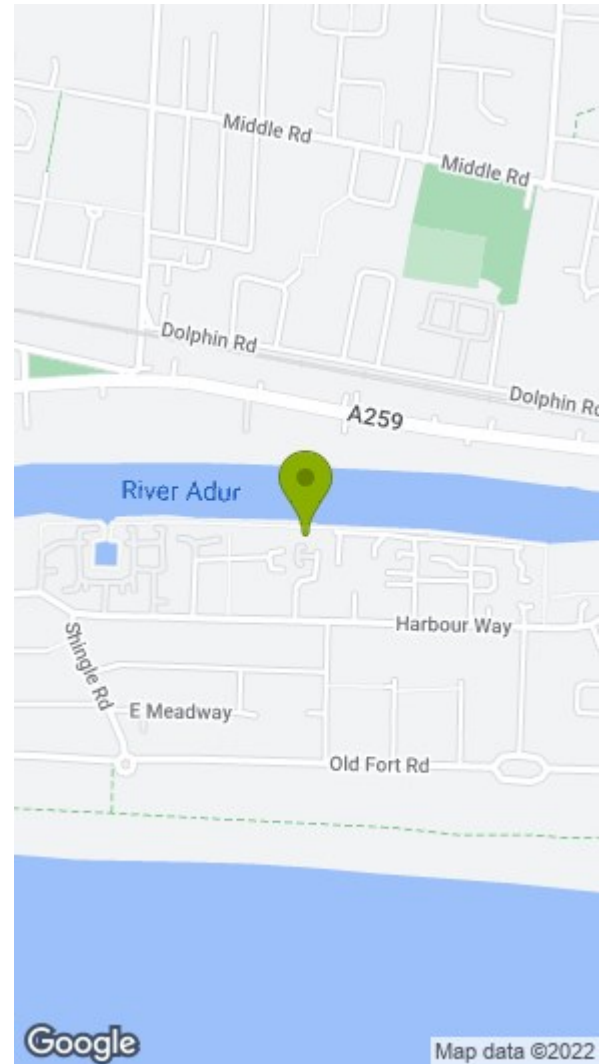
# Quayside, Hancock Way, Shoreham-by-Sea, BN43

Approximate Area = 645 sq ft / 59.9 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 793827



## Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC