



3, Newport Sussex Wharf | | Shoreham-By-Sea | BN43 5BJ

WB
WARWICK BAKER
ESTATE AGENT



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£266,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE RAISED GROUND FLOOR PURPOSE BUILT FLAT BUILT CIRCA. 2005. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 19' LOUNGE WITH DIRECT RIVER VIEWS, 2 DOUBLE BEDROOMS WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN EN-SUITE SHOWER ROOM AND MODERN BATHROOM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. VENDOR SUITED.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service to Brighton & Hove and a main line railway station providing a direct link to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages, nursery schools and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular. Shoreham Beach has two local parades of shops with some open on Sundays, as well as a school, three nursery schools and a church. It is flanked by the sea to the south and the river to the north.

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- ENTRANCE HALL
- BALCONY
- IDEAL FOR FIRST TIME BUYERS
- 2 DOUBLE BEDROOMS
- BATHROOM
- 19' LOUNGE
- EN-SUITE SHOWER ROOM

Front door leading to:

ENTRANCE HALL

12'5" x 7'3" (3.81 x 2.21)

Being 'L' shaped, security door entry phone system, single panel radiator, 'KARNDEAN' flooring, spot lighting, door giving access to airing cupboard housing 'MEGAFLOW' hot water cylinder, slatted shelving over, door giving access to storage cupboard housing electric trip switches unit, shelving.

Door off entrance hall to:

LOUNGE

19'1" x 11'7" (5.84 x 3.55)

Twin double glazed French doors to the front with direct views of The River Adur and The South Downs, two single panel radiators, clean air filtration system, spot lighting.

Door off lounge to:

BALCONY

9'8" x 4'3" (2.97 x 1.3)

Laid to wood decking enclosed by iron balustrade with wood hand rail, having direct views of The River Adur and The South Downs.

Door off lounge to:

KITCHEN

9'7" x 8'3" (2.93 x 2.53)

Comprising 1 1/4 bowl enamelled sink unit with contemporary style mixer tap inset into granite work top, storage cupboard under, integrated 'BOSCH' dishwasher to the side, tiled splash bak,

adjacent matching work top with inset 'NEW WORLD' four ring induction hob, 'BOSCH' electric oven under, drawers and cupboard to the side, tiled splash back, complimented by matching wall units over with under counter lighting, integrated 'BOSCH' extractor hood, further adjacent matching work top, storage cupboards under, 'INDESIT' washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, storage cupboard to the side housing 'WORCESTER' gas fired boiler (central heating only), built in integrated 'BOSCH' fridge/freezer to the side, double glazed windows to the rear having a favoured southerly aspect, 'KARNDEAN' flooring, clean air filtration system, spot lighting.

Door off entrance hall to:

BEDROOM 1

14'4" x 10'4" (4.39 x 3.15)

Being 'L' shaped, double glazed windows to the front with direct views of The River Adur and The South Downs, single panel radiator, built in sliding doored wardrobe with hanging and shelving space, spot lighting.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising vanity unit with inset wash hand basin with contemporary style mixer tap, tiled splash back, double doored storage cupboard under, low level wc to the side, heated hand towel rail, step in fully tiled shower cubicle with built in shower and separate shower attachment, folding shower screen, spot lighting.

Door off entrance hall to:

BEDROOM 2

11'4" x 10'10" (3.47 x 3.31)

Being of irregular shape, double glazed windows to the front with direct views of The River Adur and The South Downs, single panel radiator, clean air filtration system.

Door off entrance hall to:

BATHROOM

Being part tiled, comprising panel bath with twin hand grips, mixer tap with separate shower attachment, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc, 'KARNDEAN' flooring, clean air filtration system, spot lighting.

ALLOCATED PAKING SPACE

No: 102.

OUT GOINGS

MAINTENANCE:- £895 EVERY SIX MONTHS

GROUND RENT:- £150 PER ANNUM

LEASE:- 125 YEARS FROM 2005



