



12 Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43

EDF

WB
WARWICK BAKER
ESTATE AGENT



12 Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43 5PF

£259,950

SOLD BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

Warwick Baker Estate Agents are delighted to offer this very well presented first floor purpose built flat built Circa 2005 by Bryant Homes. The flat benefits from use of a passenger lift, entry phone system, entrance hall, 2 bedrooms, lounge with river views, dining area, modern kitchen, modern bathroom, en-suite shower room to the master bedroom, balcony with river/beach views and allocated parking space. Internal viewing highly recommended by the vendor's sole agent. No upward chain.

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
- DINING AREA
- BALCONY WITH RIVER AND BEACH VIEWS
- ENTRANCE HALL
- MODERN KITCHEN
- ALLOCATED PARKING SPACE NO UPWARD CHAIN
- 2 BEDROOMS
- MODERN BATHROOM
- LOUNGE
- EN SUITE SHOWER ROOM TO BED 1

FRONT DOOR

Leading to:

ENTRANCE HALL

24'3" in length (7.4 in length)

Being "L" shaped, security door entry phone system, single panelled radiator. Door off entrance hall to storage cupboard with shelf and electric switches. Door off entrance hall to airing cupboard housing hot water cylinder with slatted shelving over, "Karndeane" flooring, spot lighting over. Door off entrance hall to:

LOUNGE/DINING/KITCHEN

LOUNGE AREA

28'10" x 10'4" (8.79 x 3.17)

Double glazed windows to the front having an easterly aspect with direct views out over Silver Sands Beach with views of the River Adur, double panelled radiator, feature electric fire with pebbles and stainless steel surround, with downlighters over, "Karndeane" flooring.

KITCHEN

Comprising 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect roll edge work top with cupboard under, built in "Bosch" dishwasher to the side, tiled splashback complemented by matching wall units over with down lighting, built in integrated "Bosch" fridge to the side, built in integrated "Bosch" freezer to the side,

adjacent work top with inset "Bosch" gas 4 ring hob with "Bosch" electric oven under, drawers and cupboard to the side, built in integrated "Hotpoint" washer/dryer to the side, tiled splashback complemented by matching wall units over with under counter lighting, integrated "Bosch" extractor hood, storage cupboard to the side housing "Potterton" gas fired boiler, "Karndeane" flooring, LED down lighters, double panelled radiator with independent thermostat. Door off entrance hall to:

BEDROOM 1

17'1" x 8'6" (5.23 x 2.61)

Double glazed windows to the front having an easterly aspect with direct views over the Silver Sands and the River Adur, double panelled radiator. Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising vanity unit with inset wash hand basin with contemporary style mixer tap, double door storage cupboard under, low level w.c. to the side, work top over, tiled splash back, step-in fully tiled shower cubicle with built in shower, separate shower attachment, LED downlighter, folding shower screen, "Karndeane" flooring, single panelled radiator, extractor fan, LED downlighting. Door off entrance hall to:

BATHROOM

Being part tiled comprising panelled bath with mixer tap and separate shower

attachment, folding shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, double doored storage cupboard under, double door storage cupboard to the side, low level w.c. to the side, tiled splash back, single panel radiator, "Karndeane" flooring, spotlighting, extractor fan.

BEDROOM 2

13'5" x 8'7" (4.1 x 2.64)

Double glazed window to the front having an easterly aspect with views of Silver Sands Beach and direct views of the River Adur, double panelled radiator, built in sliding double door wardrobe with hanging and shelving space, sliding double glazed door off bedroom 2 to:

BALCONY

12'7" x 3'10" (3.86 x 1.17)

Laid to wood decking enclosed by wooden hand rail and steel balustrade overlooking Silver Sands Beach and the River Adur.

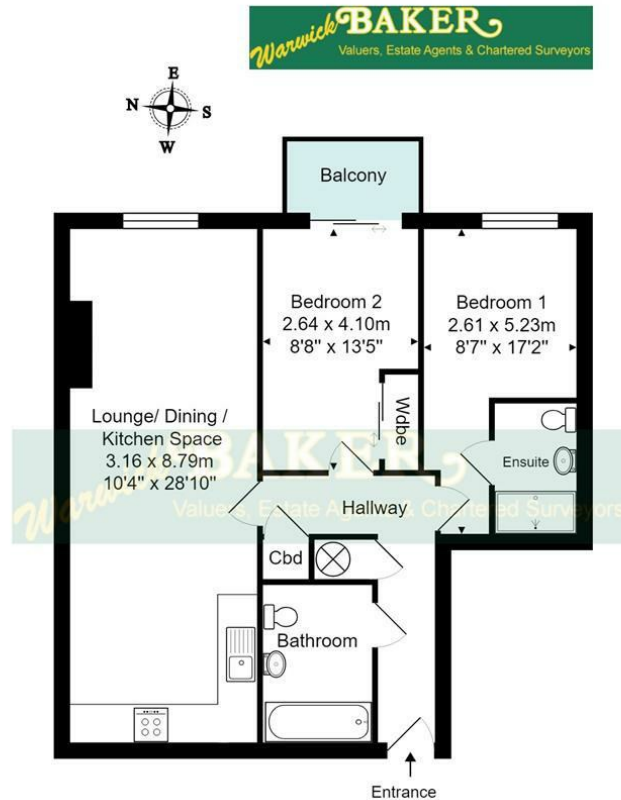
ALLOCATED PARKING SPACE

No. 117

OUTGOINGS

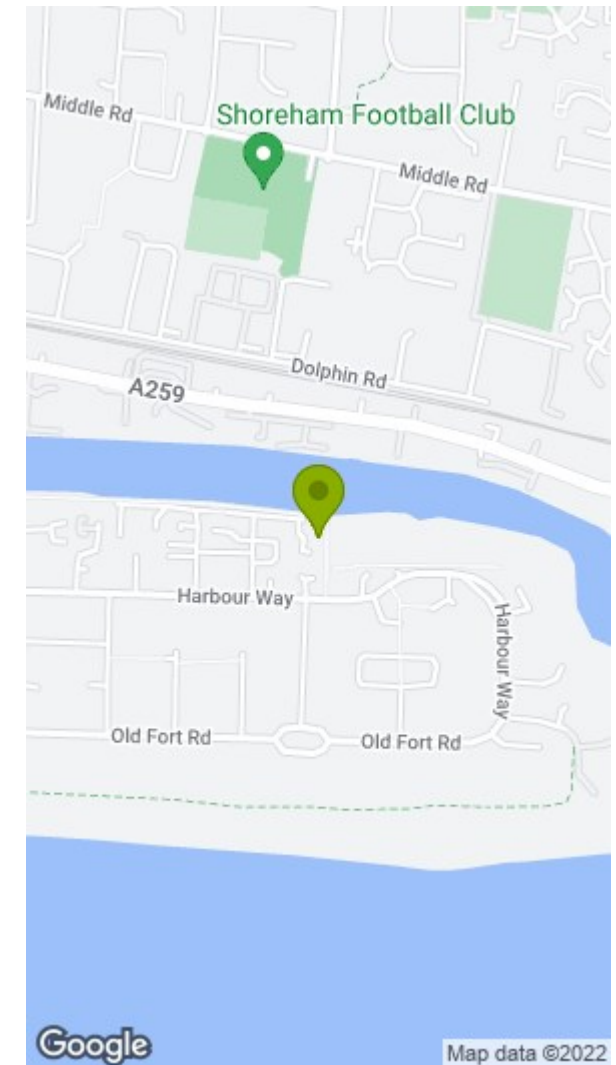
Maintenance Approximately £1200 p.a
Ground Rent £150 pa
Lease 125 years from 2005





Total Area: 67.6 m² ... 728 ft² (excluding balcony)

All measurements are approximate and for display purposes only.
Copyright 'GREEN PROPERTIES' 2018



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	