



21 Kings Court Beach Green | | Shoreham-By-Sea | BN43 5YD



ESTATE AGENT



## 21 Kings Court Beach Green | | Shoreham-By-Sea | BN43 5YD

£350,000

\*\*\* £350,000 \*\*\*

SHARE OF FREEHOLD

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE THREE-BEDROOM FIRST-FLOOR APARTMENT IN KINGS COURT, SHOREHAM BEACH.

THE PROPERTY BENEFITS FROM A 27'4 SOUTH AND WESTERLY ASPECT LIVING / DINING ROOM WITH SOUTH FACING BALCONY, NEWLY FITTED MODERN KITCHEN WITH VIEWS OF THE SOUTH DOWNS, BATHROOM AND THREE DOUBLE BEDROOMS.

- KINGS COURT, SHOREHAM BEACH
- 27'4 SOUTH AND WESTERLY ASPECT LIVING / DINING ROOM
- VIEWS OF LANCING COLLEGE & SOUTH DOWNS
- FIRST FLOOR APARTMENT
- SOUTH FACING BALCONY
- CALL NOW TO VIEW 01273 461144
- THREE DOUBLE BEDROOMS
- PARKING & GARAGE
- NEW MODERN KITCHEN
- CURRENTLY RENTED, THE TENANTS WILL BE VACATING IN MARCH 2025

## OUTGOINGS

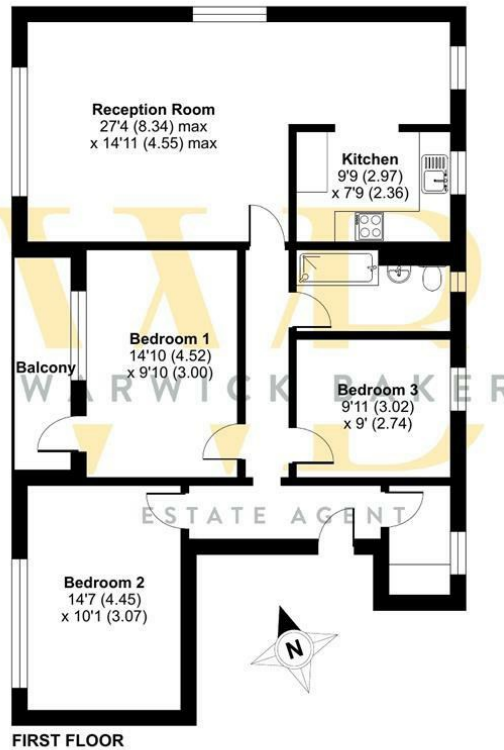
LEASEHOLD - 836 YEARS  
REMAINING

MAINTENANCE & GROUND RENT  
- £1,781 PER ANNUM APROX

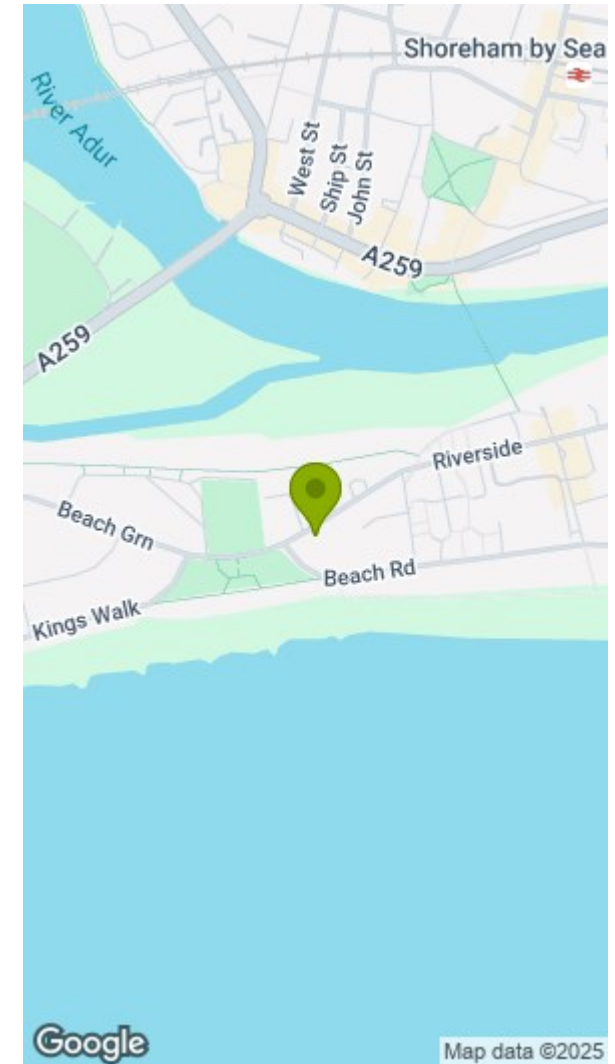


# Kings Court, Beach Green, Shoreham-by-Sea, BN43

Approximate Area = 991 sq ft / 92.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1195889



## 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		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		
(55-68) D			(55-68) 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	