



Flat 7, Linemans View Broad Reach Mews | | Shoreham-By-Sea BN42 5EU

WB
WARWICK BAKER
ESTATE AGENT

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£460,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL SECOND FLOOR PURPOSE-BUILT APARTMENT, A RARE FIND IN THE HEART OF THE TOWN CENTRE. IMPECCABLY MAINTAINED THROUGHOUT, THIS MODERN APARTMENT, BUILT CIRCA 2004, OFFERS THE CONVENIENCE OF A PASSENGER LIFT, AN INVITING ENTRANCE HALL, TWO SPACIOUS DOUBLE BEDROOMS, AND A WEST FACING OPEN PLAN LOUNGE/KITCHEN/DINER THAT'S PERFECT FOR ENTERTAINING. ENJOY BEAUTIFUL DIRECT RIVER VIEWS, TWO BALCONIES FOR ALFRESCO DINING, A FULLY TILED BATHROOM, AND AN EN-SUITE SHOWER ROOM ADJOINING THE MAIN BEDROOM. COMPLETE WITH A SECURE ALLOCATED PARKING SPACE, THIS APARTMENT PROMISES A LIFESTYLE OF COMFORT AND CONVENIENCE. WE HIGHLY RECOMMEND AN INTERNAL VIEWING WITH THE VENDORS' SOLE AGENT. DON'T MISS OUT ON THIS OPPORTUNITY – NO UPWARD CHAIN!

Front door leading to:

ENTRANCE HALL

14' x 12' (4.27m x 3.66m)

Being 'L' shaped, security door entry phone system, single panel radiator, 'KARNDÉAN' flooring, LED downlighting, twin doors giving access to airing cupboard with space and plumbing for washing machine, 'POTTERTON' gas fired combination boiler to the side, door giving access to storage cupboard with shelving.

Door off entrance hall to:

LOUNGE/DINING ROOM/KITCHEN

20'11" x 17'8" (6.40 x 5.41)

LOUNGE/DINING ROOM

Double glazed windows with folding plantation style shuttering to the front having a westerly aspect with direct views of the River Adur, two double panelled radiators, 'KARNDÉAN' flooring, LED downlighting.

Opening off lounge/dining room to:

KITCHEN

Comprising 1 1/4 bowl 'FRANKE' sink unit with contemporary style mixer tap, inset into granite effect work top, range of slow closing cupboards under, built in integrated 'NEFF' dishwasher to the side, matching granite effect backsplash, complemented by matching wall units over with under counter lighting, adjacent matching worktop with inset 'NEFF' four ring induction hob, range of slow closing drawers under, built in carousel unit to the side, storage cupboard with integrated drawers, matching backsplash with glass back splash, complemented by matching wall units

over with under counter lighting, 'ELICA' extractor unit, built in 'NEFF' electric oven to the side, drawer and storage cupboard under, built in 'NEFF' microwave/oven over, storage cupboard over, built in 'NEFF' fridge/freezer to the side, 'KARNDÉAN' flooring, LED downlighting, clean air extractor.

Twin double glazed French doors off lounge/dining room to:

FRONT BALCONY

14' x 4'4" (4.27m x 1.32m')

Laid to wood decking, having a westerly aspect with direct views of the River Adur, views of The South Downs and Lancing College, distance views of The English Channel, enclosed by wood balustrade.

Door off entrance hall to:

BEDROOM 1

12'11" x 10'7" (3.96 x 3.23)

Double glazed windows to the rear having an easterly aspect, built in triple mirrored door wardrobe with hanging and shelving space, double panelled radiator, 'KARNDÉAN' flooring.

Double glazed French door off bedroom 1 to:

REAR BALCONY

8'6" x 4'4" (2.59m x 1.32m)

Laid to wood decking having an easterly aspect, enclosed by wood balustrade.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being part tiled, comprising wall mounted wash

hand basin with contemporary style mixer tap, floating low level wc to the side, mirrored medicine cabinet with light, heated hand towel rail, tiled flooring, LED downlighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower door.

Door off entrance hall to:

BEDROOM 2

11'1" x 9'6" (3.40 x 2.92)

Double glazed windows to the rear having an easterly aspect, two built in double doored wardrobes with hanging and shelving space, 'KARNDÉAN' flooring, double panelled radiator.

Door off entrance hall to:

BATHROOM

Being part tiled, comprising panel bath with mixer tap and separate shower attachment, folding shower screen, wall mounted wash hand basin with contemporary style mixer tap, floating low level wc to the side, heated hand towel rail, tiled flooring, LED downlighting, extractor fan.

SECURE ALLOCATED PARKING SPACE

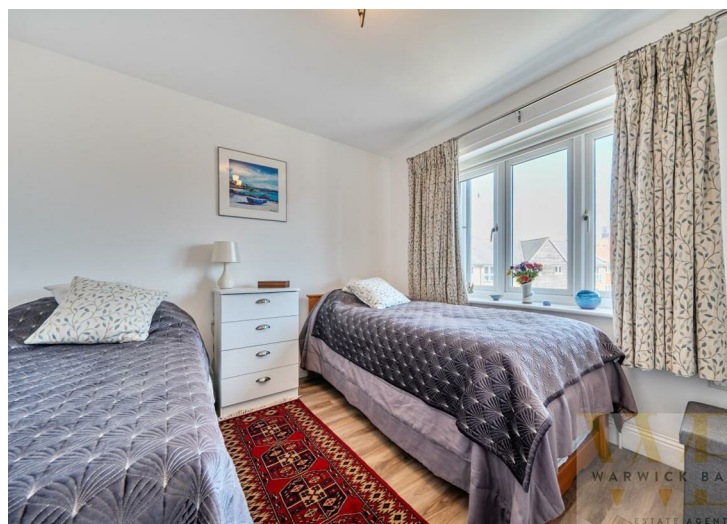
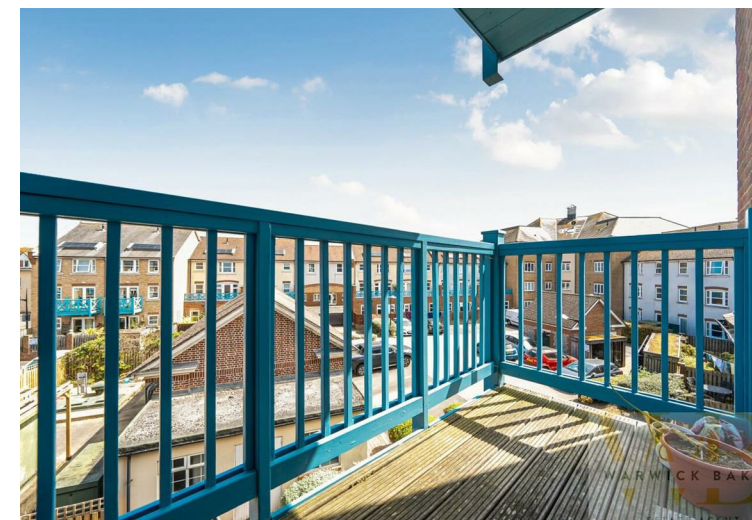
No: 7.

OUTGOINGS

MAINTENANCE: TBA

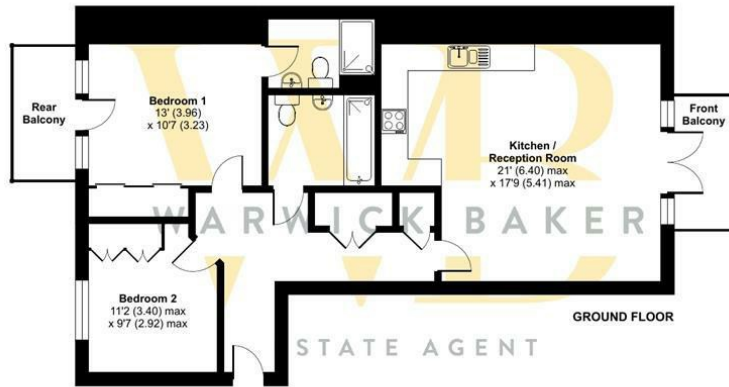
GROUND RENT: TBA

LEASE: 975 YEARS REMAIN

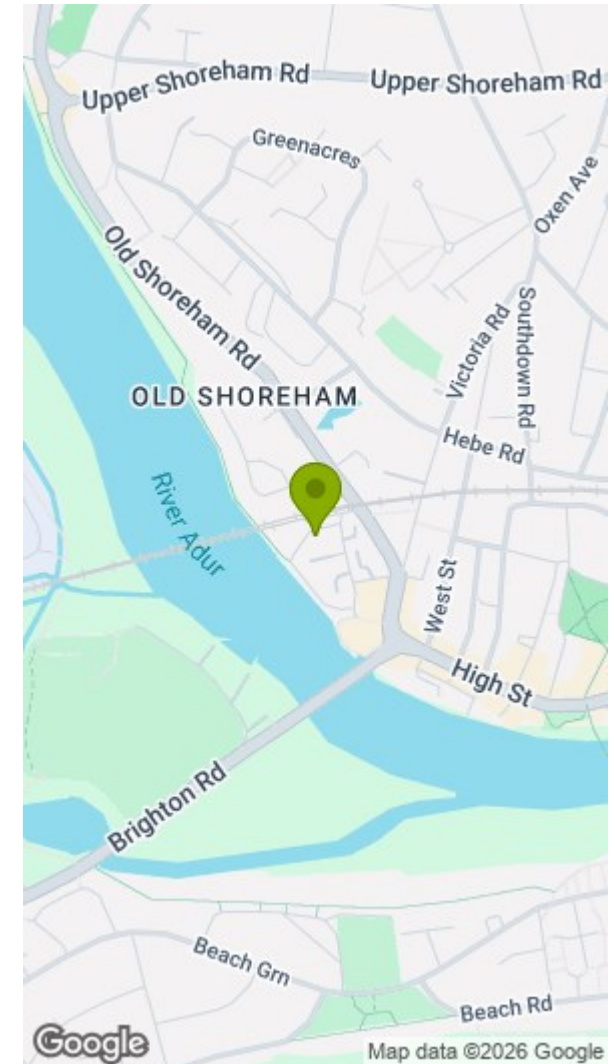


Broad Reach Mews, Shoreham-by-Sea, BN43

Approximate Area = 877 sq ft / 81.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1453637. © richcom 2026.



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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	79	England & Wales	EU Directive 2002/91/EC