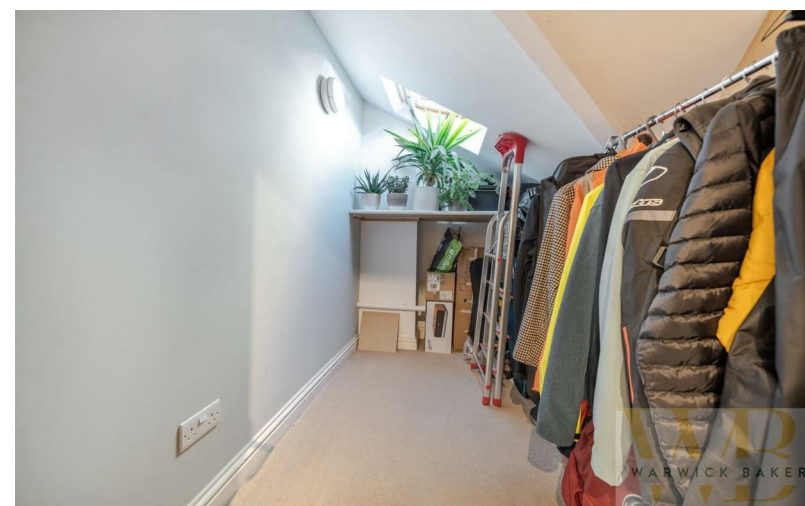




Flat 2, 32A East Street | | Shoreham | BN43 5ZD

WB
WARWICK BAKER
ESTATE AGENT



Flat 2, 32A East Street | | Shoreham | BN43 5ZD

Offers In Excess Of £200,000

*** OFFERS IN EXCESS OF £200,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FIRST FLOOR MAISONETTE.

CONVENIENTLY LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE, EAST STREET FOR THE BARS, RESTAURANTS AND SHOPS WITH STUNNING VIEWS OF ST. MARYS CHURCH THE APARTMENT WAS FULLY REFUBISHED AND CONVERTED IN 2011.

THE PROPERTY BENEFITS FROM AN 18' X 14' WESTERLY ASPECT LIVING/DINING ROOM WITH VIEWS, MODERN KITCHEN, 13'9 X 12'1 WESTERLY ASPECT DOUBLE BEDROOM ALSO WITH VIEWS AND A WALK IN WARDROBE / UTILITY ROOM, A SECOND SINGLE BEDROOM WITH

- EAST STREET, TOWN CENTRE LOCATION
- 13'9 X 12'1 DOUBLE BEDROOM
- NO ONWARD CHAIN

- WESTERLY ASPECT WITH VIEWS OF ST. MARYS CHURCH
- FIRST FLOOR MAISONETTE
- PLEASE CALL TO VIEW 01273 461144

- 18' X 14' LIVING DINING ROOM
- SINGLE BEDROOM WITH VELUX WINDOW

- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM

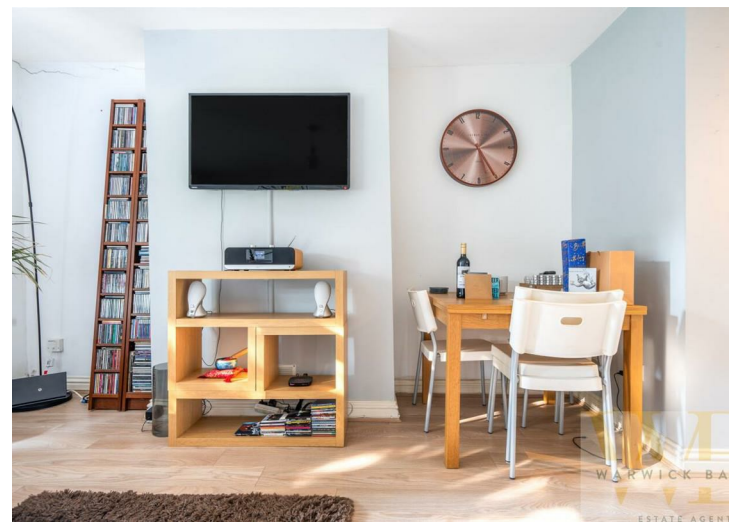
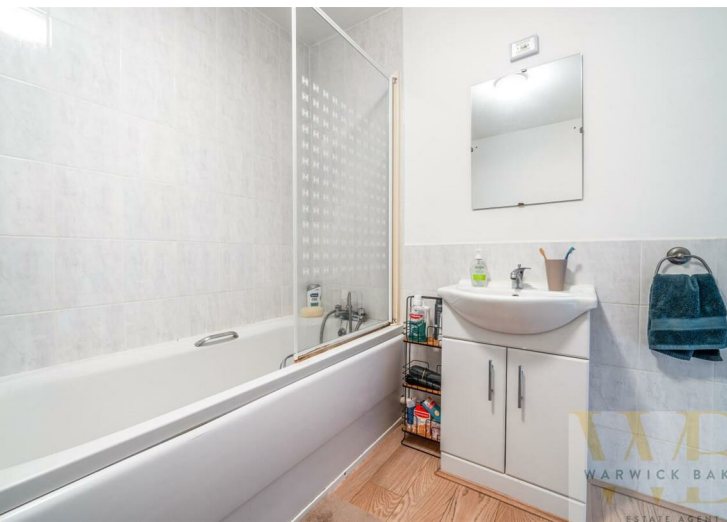
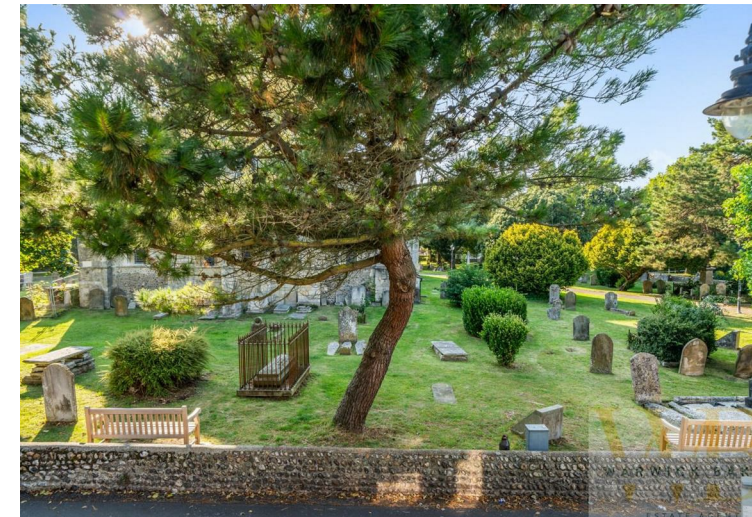
LEASEHOLD / OUTGOINGS

LEASE - 125 years from 25 March
2011 - 111 YEARS REMAINING

GROUND RENT - £150 PER
ANNUM

MAINTENANCE - £250 PER
ANNUM

BUILDINGS INS - APPROX £520
PER ANNUM

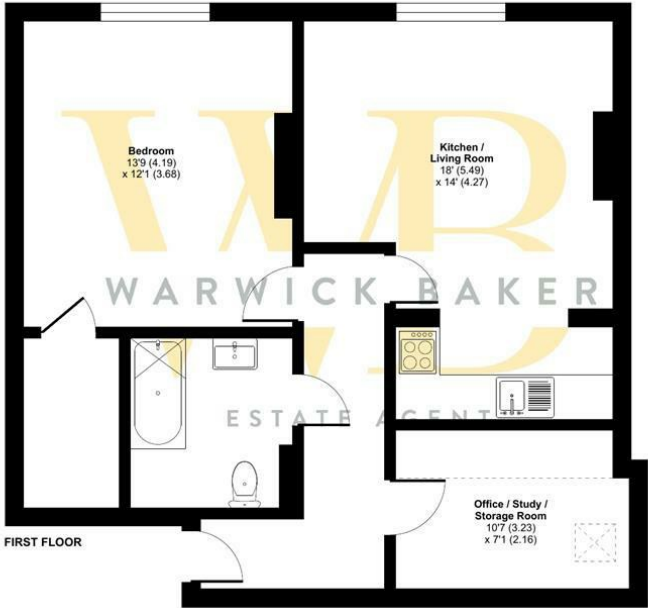


East Street, Shoreham-by-Sea, BN43



Denotes restricted
head height

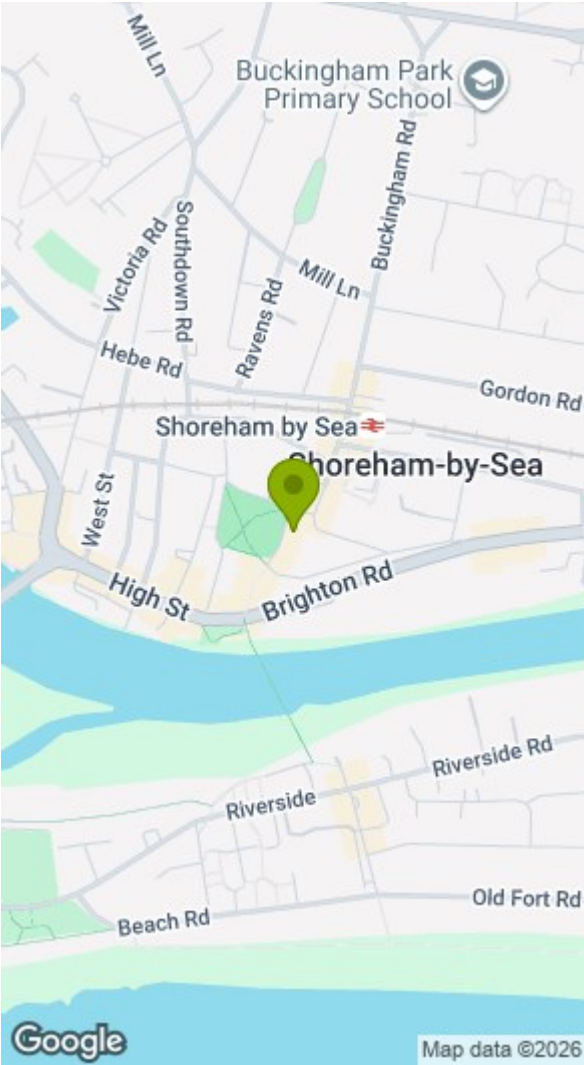
Approximate Area = 606 sq ft / 56.2 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Total = 659 sq ft / 61.1 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1179328

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		England & Wales	EU Directive 2002/91/EC	