14, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43 5BD

WARWICK BAKER
ESTATE AGENT

14, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43 5PD £274,950

*** £274,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FLAT FORMING PART OF THE SECOND FLOOR OF THIS PURPOSE BUILT BLOCK OF FLATS BUILT CIRCA. 2005. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, LOUNGE WITH DIRECT RIVER VIEWS, TWO DOUBLE BEDROOMS WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENRY PHONE SYSTEM
- ENTRANCE HALL
- TWO DOUBLE BEDROOMS WITH RIVER VIEWS
- 19' LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN
- BALCONY WITH RIVER VIEWS
- BATHROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL
12'7" x 7'4" (3.85 x 2.24)
Being ' L ' shaped, security door entry phone system, ' KARNDEAN ' flooring, single panel radiator, spotlighting, door giving access to storage cupboard with shelf, door giving access to airing cupboard housing ' MEGAFLOW ' pressurised hot water cylinder.

Door off entrance hall to:

LOUNGE
19'0" x 12'4" (5.81 x 3.77)
Double glazed window to the front having direct views of The River Adur and The South Downs, ' KARNDEAN ' flooring, two double panelled radiators.

Sliding double glazed patio door off lounge to:

BALCONY
7'4" x 3'11" (2.25 x 1.21)
Laid to decking, enclosed by steel balustrade with wood hand rail, having direct views of The River Adur and The South Downs.

Square opening off lounge to:

KITCHEN
12'4" x 8'9" (3.76 x 2.67)
Being of irregular shape, comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboard under, built in integrated ' HOTPOINT ' washing machine to the side, display wine rack to the side, built in ' BOSCH ' dishwasher to the side, tiled splash back, complimented by matching wall units over, adjacent matching wood effect worktop to the side, range of drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, storage cupboard to the side housing ' POTTERTON ' gas fired boiler, further adjacent matching wood effect work top with inset ' BOSCH ' stainless steel four ring hob, ' BOSCH ' electric oven under, storage cupboards to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' extractor hood, built in integrated ' BOSCH ' fridge/freezer to the side, ' KARNDEAN ' flooring, LED downlighting.

Door off entrance hall to:

BEDROOM 1
15'5" x 9'10" (4.71 x 3.02)
Being ' L ' shaped, double glazed window to the front having direct views of The River Adur and The South Downs, double panelled radiator with independent thermostat, built in sliding double doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising granite effect worktop with pedestal wash hand basin with mixer tap, tiled splash back, double doored storage cupboard under, single storage cupboard to the side, low level wc, single panel radiator, ' KARNDEAN ' flooring, spotlighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower screen.

Door off entrance hall to:

BEDROOM 2
12'9" x 8'10" (3.89 x 2.71)
Double glazed window to the front having direct views of The River Adur and The South Downs, double panelled radiator, with independent thermostat, door giving access to storage cupboard with shelf.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with mixer tap with separate shower attachment, twin hand grips, shower rail and curtain, granite effect worktop with pedestal wash hand basin with mixer tap, double doored storage cupboard under, single panel radiator with independent thermostat, LED downlighting, extractor fan, spotlighting.

ALLOCATED PARKING SPACE
No: (TO BE DIVULGED SOON)

OUTGOINGS
LEASE - 109 YEARS REMAINING

GROUND RENT - £150 PER ANNUM

MAINTENANCE - £2000 ER ANNUM APPROX

Sorlings Reach, BN43

Approximate Gross Internal Area = 77 sq m / 833 sq ft

First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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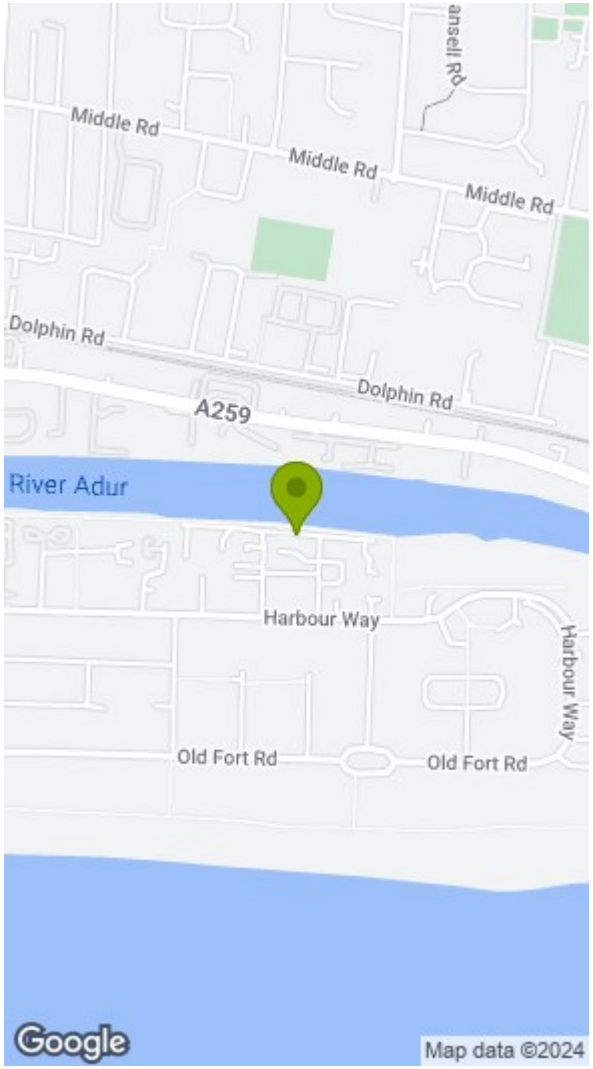

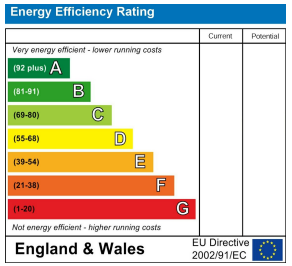

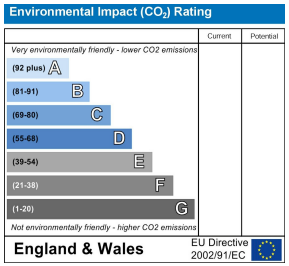

Disclaimer

* 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