



Flat 8, The Old Refectory 14, Southlands Way | | Shoreham-  
by-Sea | BN43 6AU

**WB**  
WARWICK BAKER  
ESTATE AGENT



## Flat 8, The Old Refectory 14, Southlands Way | | Shoreham-by-Sea | BN43 6AU

£239,950

\*\*\* £239,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS IMMACULATELY MAINTAINED ONE BEDROOM GROUND FLOOR FLAT, PERFECT FOR FIRST-TIME BUYERS OR INVESTORS ALIKE.

THIS STUNNING FLAT OFFERS A WELCOMING ENTRANCE HALL, A LIGHT-FILLED DUAL ASPECT LOUNGE, A SPACIOUS 17' DUAL ASPECT DOUBLE BEDROOM, AND A MODERN KITCHEN THAT IS SURE TO IMPRESS. THE FULLY TILED BATHROOM ADDS A TOUCH OF LUXURY, WHILE THE COMMUNAL PATIO AREA PROVIDES A CHARMING OUTDOOR SPACE TO RELAX. YOU'LL ALSO ENJOY THE CONVENIENCE OF AN ALLOCATED PARKING SPACE.

- VIDEO ENTRY PHONE SYSTEM
- 14' DUAL ASPECT DOUBLE BEDROOM
- IDEAL FOR FIRST TIME BUYERS + IDEAL FOR BUY TO LET INVESTORS
- ENTRANCE HALL
- MODERN FULLY TILED BATHROOM
- NO UPWARD CHAIN
- 17' DUAL ASPECT LOUNGE
- COMMUNAL PATIO AREA
- MODERN KITCHEN
- ALLOCATED PARKING SPACE

Front door leading to:

### **ENTRANCE HALL**

**9'2" in length (2.81 in length)**

Video entry phone system, single panel radiator, 'KARNDEAN' style flooring.

Door off entrance hall to:

### **LOUNGE**

**17'6" x 12'2" (5.35 x 3.73)**

Having a dual aspect, three sets of wood framed double glazed sash windows to the rear, twin double glazed French doors to the side having an easterly aspect on to the communal patio area, radiator, double panelled radiator and single panel radiator, 'KARNDEAN' style flooring, door giving access to storage cupboard housing 'BAXI' wall mounted gas fired combination boiler.

Opening off lounge to:

### **KITCHEN**

**9'7" x 9'5" (2.94 x 2.89)**

Comprising granite work top with inset 1 1/4 bowl stainless steel sink unit with mixer tap, storage cupboards under, built in integrated 'BOSCH' washing machine to the side, matching granite splash back, matching worktop with inset 'BOSCH' four ring gas

hob, range of slow closing drawers and cupboard under, integrated 'BOSCH' dishwasher to the side, matching granite backsplash with stainless steel backsplash, complimented by matching wall units over with under counter lighting, 'BOSCH' stainless steel canopied extractor hood, adjacent matching breakfast bar with storage cupboard under, further adjacent matching worktop with storage cupboard under, matching backsplash, complimented by matching wall units over with under counter lighting, built in 'BOSCH' double electric oven to the side with storage cupboards under and over, built in 'BOSCH' integrated fridge and freezer to the side, 'KARNDEAN' style flooring, extractor fan.

Door off entrance hall to:

### **BEDROOM**

**14'4" x 11'3" (4.37 x 3.45)**

Having a dual aspect, wood framed double glazed sash window to the side having an easterly aspect, wood framed double glazed sash window to the rear, double panelled radiator, built in double sliding mirrored doored wardrobe with hanging and shelving space.

Door off entrance hall to:

### **BATHROOM**

Being fully tiled, comprising bath with contemporary

style mixer tap, built in shower with separate shower attachment, sliding shower screen, floating enamel sink unit with contemporary style mixer tap, low level wc to the side, heated hand towel rail, 'KARNDEAN' style flooring, LED down lighting, extractor fan.

### **ALLOCATED PARKING SPACE**

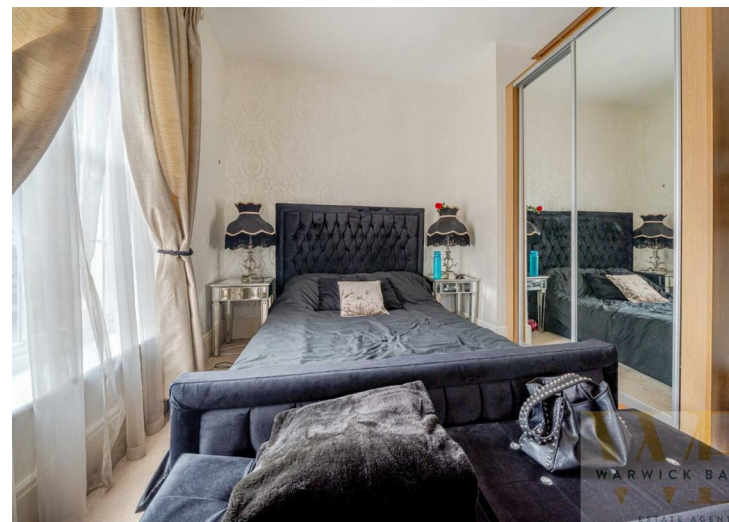
No: BS-81

### **OUTGOINGS**

MAINTENANCE:- £1,928 PER ANNUM

GROUND RENT:- £296 PER ANNUM

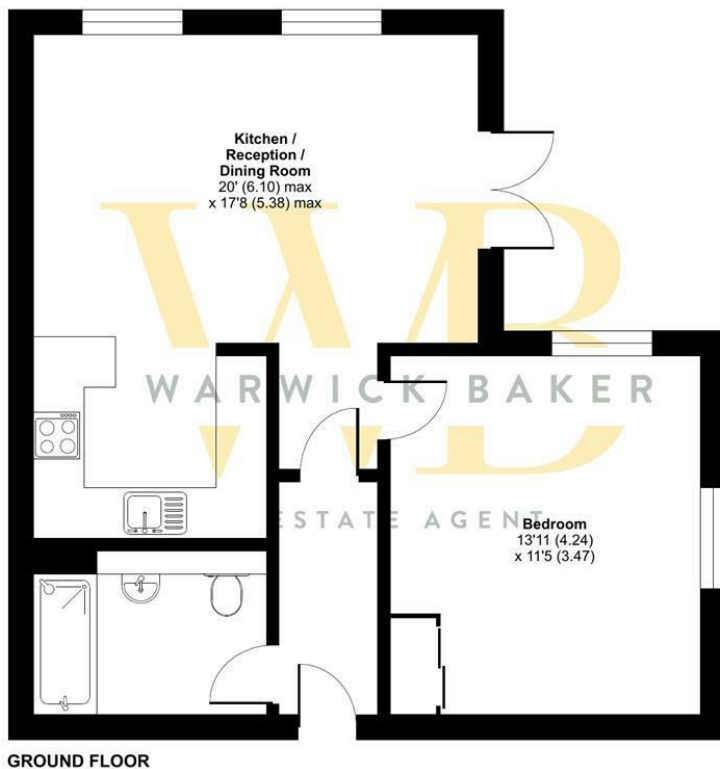
LEASE:- 125 YEARS FROM 13/06/2013



## Southlands Way, Shoreham-by-Sea, BN43

Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



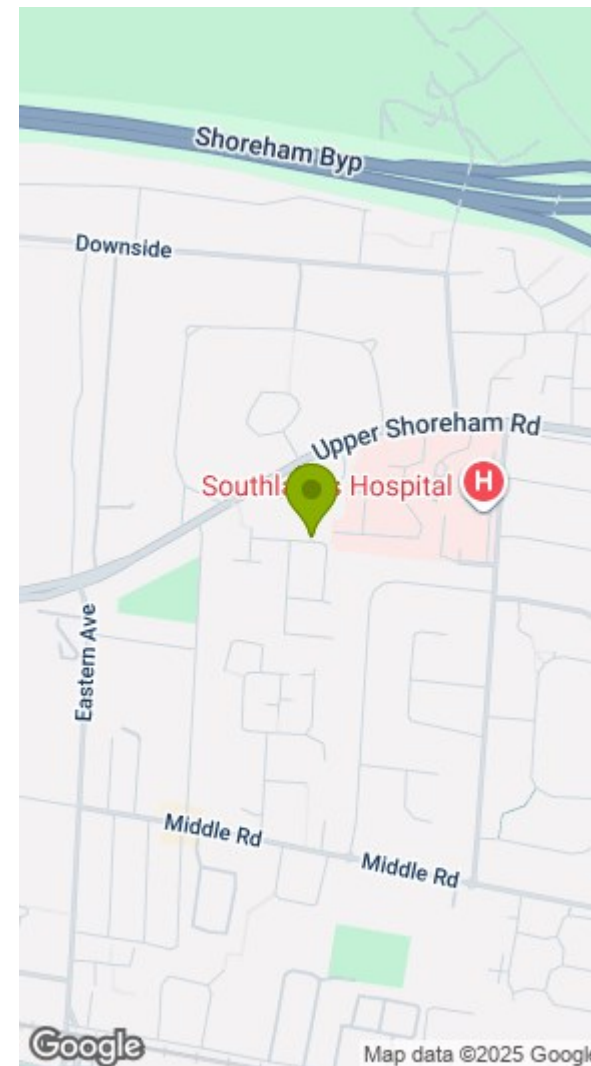
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1254541

### 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		
(54-68) D			(54-68) 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	