



Flat 2, 143a The Gardens | | Southwick | BN42 4AR



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£160,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS VERY WELL PRESENTED FIRST FLOOR FLAT. THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, SOUTH FACING LOUNGE WITH VIEWS OF THE HARBOUR, MODERN KITCHEN, MODERN BATHROOM AND ALLOCATED PARKING. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- NEW LEASE
- MODERN BATHROOM
- SPACIOUS APARTMENT
- ENTRANCE HALL
- ALLOCATED PARKING
- ROOF TERRACE AT REAR
- SOUTH FACING LOUNGE
- VACANT
- MODERN KITCHEN
- AMAZING VIEWS

Part frosted double glazed front door leading to:

ENTRANCE HALL

3.22m in length, double radiator, LED stainless steel downlighters.

Door off entrance hall to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

13'3" x 11'9" (4.06 x 3.6)

double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Port, views of the English Channel, two double panel radiators, LED stainless steel downlighting.

KITCHEN AREA

17'3" x 6'1" (5.27 x 1.86)

comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into worktop, adjacent NEFF four ring electric hob with stainless steel NEFF electric oven under, cupboards to the side, space and plumbing for washing machine to the side, tiled splashback complemented by

matching wall units over with integrated NEFF extractor hood, adjacent worktop with drawers under, tiled splashback complemented by matching wall units over, built in integrated fridge to the side, built in integrated freezer to the side, vinyl flooring, extractor fan, LED stainless steel downlighting.

Door off entrance hall to:

BEDROOM

11'1" x 8'5" (3.4 x 2.57)

double glazed windows to the side having a westerly aspect, double panel radiator, range of built in double door wardrobes with hanging and shelving space, LED stainless steel downlighters.

Door off entrance hall to:

BATHROOM

fully tiled, comprising panelled bath with built in shower and rainfall style shower head, separate shower attachment, glass shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, storage

cupboards under, low level wc to the side, built in storage cupboard to the side housing Worcester gas fired combination boiler, heated hand towel rail, frosted double glazed window, vinyl flooring, extractor fan, LED stainless steel downlighters.

ALLOCATED PARKING SPACE

N.B.

Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

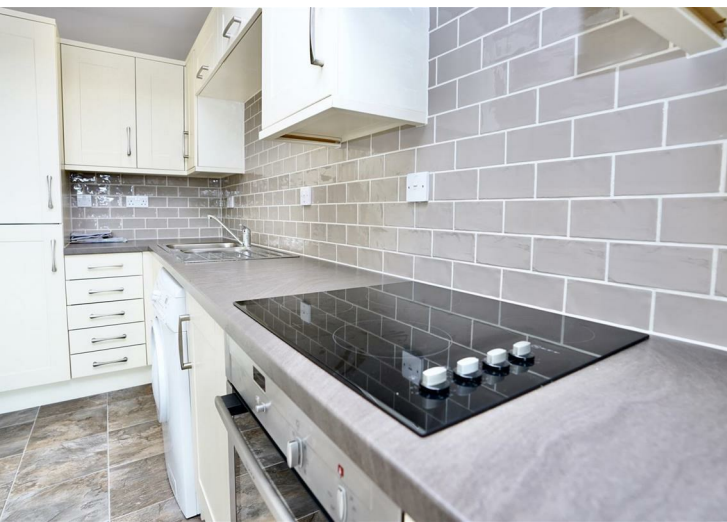
Items shown in the photographs are not necessarily included in the sale.

LEASE

Brand new 125 year lease.

MAINTENANCE:- £380 per annum includes building insurance, to cover repairs to external staircase, walkway over flat roof and external decorations approx. every 4 years.

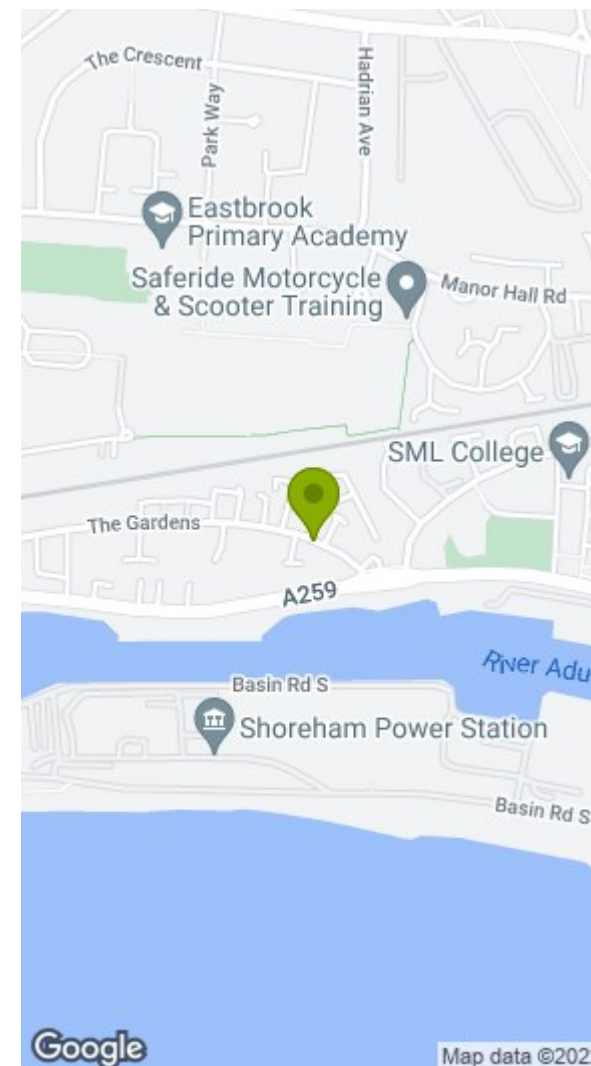
GROUND RENT:- £175 per annum





TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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

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	