11 Mercury House | Ham Road | Shoreham-By-Sea | BN43 6FW

WARWICK BAKER
ESTATE AGENT

11 Mercury House | Ham Road | Shoreham-By-Sea | BN43 6EW £250,000

*** £250,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TWO BEDROOM SECOND FLOOR PURPOSE BUILT FLAT, BUILT CIRCA 2008. PRESENTED WELL THROUGHOUT, THE PROPERTY IS LOCATED IN THE HEART OF THE TOWN CENTRE AND IS WITHIN 300 METRES OF THE MAINLINE RAILWAY STATION. THE FLAT BENEFITS FROM SPACIOUS ENTRANCE HALL, 2 BEDROOMS, SOUTH FACING LOUNGE, MODERN KITCHEN, SOUTH FACING BALCONY, MODERN SHOWER ROOM, AND ALLOCATED PARKING SPACE.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT - 01273 461144

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- NO CHAIN
- ENTRANCE HALL
- SOUTH FACING BALCONY
- 01273 461144
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- SOUTH FACING LOUNGE
- ALLOCATED PARKING SPACE

Front Door Leading To ENTRANCE HALL
Security door entryphone system, electric radiator, hardwood flooring, door off entrance hall to storage cupboard housing hot water tank, space and plumbing for washing machine under, double doors off entrance hall to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA 14'3 x 12' (4.34m x 3.66m) double glazed window to the rear having a favoured southerly aspect, electric radiator, hard wood flooring.

Double glazed sliding patio door off lounge to:

BALCONY

11'9 x 4'9 (3.58m x 1.45m)
Laid to wood decking, enclosed by glass and wood ballustrade having a favoured southerly aspect.

KITCHEN AREA

9'9 x 6'0 (2.97m x 1.83m)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap, inset into wood worktop with cupboard under, built in 'CANDY' dishwasher to the side, wood backsplash, adjacent worktop with inset 'SMEG' four ring halogen hob, 'SMEG' stainless steel electric oven under, drawers and cupboards to the side, wood backsplash complimented by matching wall units over with under counter lighting, built in integrated fridge and freezer to the side, vaulted ceiling with double glazed windows to the side having a westerly aspect, downlighters, hard wood flooring.

Door off entrance hall to:

BEDROOM 1

14'6 x 9'3 (4.42m x 2.82m)
Double glazed windows to the front with glimpses of the South Downs, electric radiator.

Door off entrance hall to:

BEDROOM 2

12'0 x 7'9 (3.66m x 2.36m)
Double glazed windows to the rear having a favoured southerly aspect, electric radiator.

Door off entrance hall to:

SHOWER ROOM

Being part tiled comprising fully tiled shower cubicle with built in shower and separate shower attachment, glass shower screen, vanity unit with inset circular wash hand basin, contemporary style mixer tap, double door storage cupboards under, low level wc, heated hand towel rail, tiled flooring, spot lighting, extractor fan.

ALLOCATED PARKING SPACE

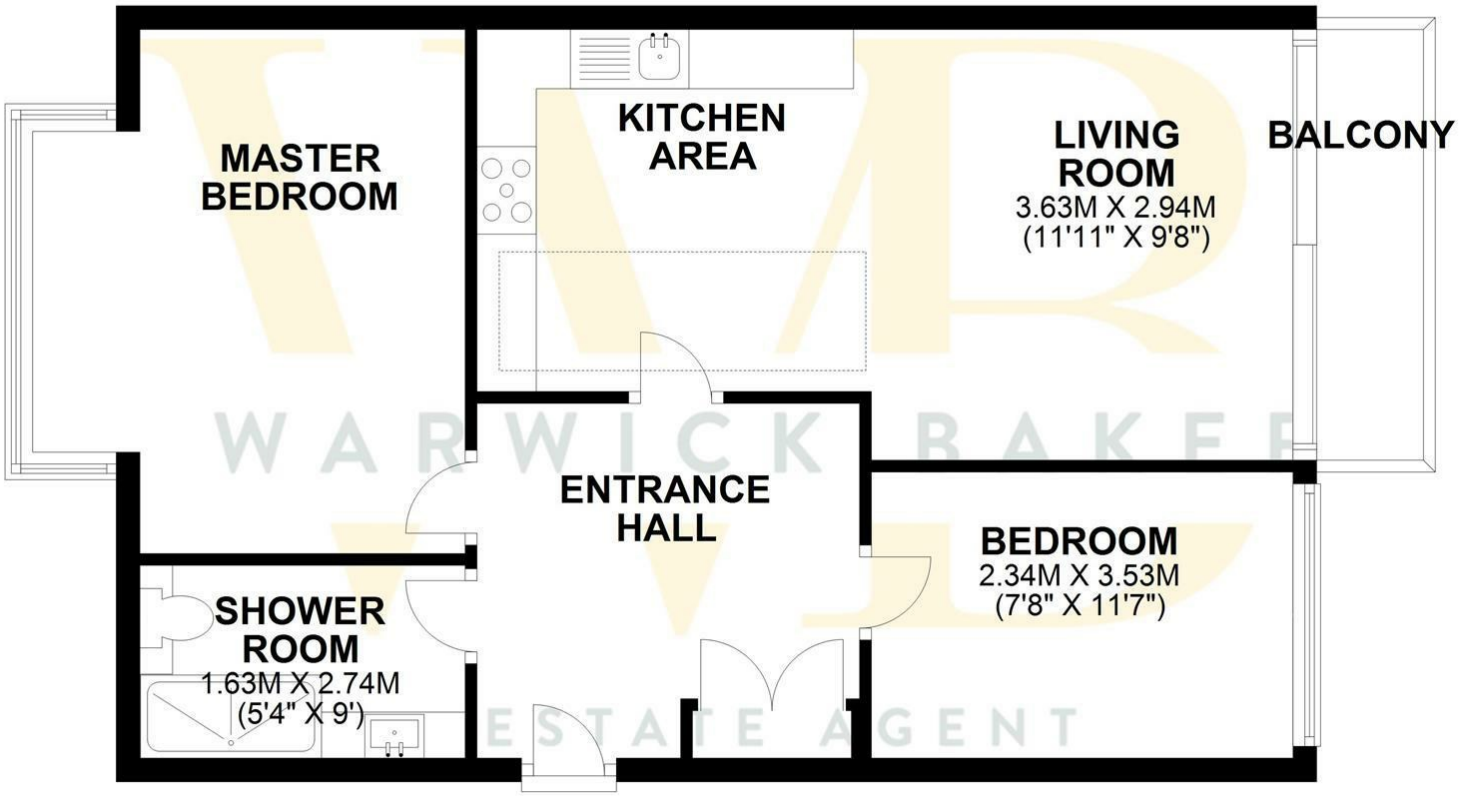
No: 11

LEASEHOLD

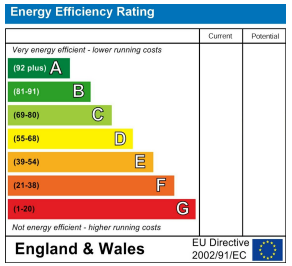
Maintenance : £1400 per annum
Ground Rent: £200 per annum
Lease ; 999 years from 25/03/2010

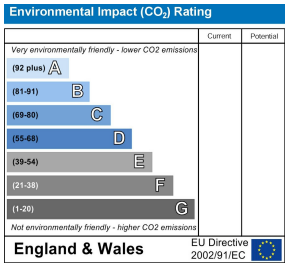
GROUND FLOOR

APPROX. 71.8 SQ. METRES (773.1 SQ. FEET)



TOTAL AREA: APPROX. 71.8 SQ. METRES (773.1 SQ. FEET)





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

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