



Flat 5 Adur Court Brighton Road | | Lancing | BN15 8LF

**WB**  
WARWICK BAKER  
ESTATE AGENT





## Flat 5 Adur Court Brighton Road | | Lancing | BN15 8LF

Offers In The Region Of £227,500

\*\*\* OFFERS IN THE REGION OF £227,500 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS PURPOSE BUILT GROUND FLOOR APARTMENT.

HAVING BEEN RECENTLY MODERNISED BY THE CURRENT VENDORS, THE PROPERTY BOASTS REFITTED KITCHEN / BREAKFAST ROOM, REFITTED BATHROOM, SOUTHERLY ASPECT 14'11 LIVING / DINING ROOM AND TWO LARGE DOUBLE BEDROOMS.

THE PROPERTY ALSO COMES WITH PARKING AND IS WITHING WALKING DISTANCE OF SHOREHAM TOWN CENTRE.

CALL NOW TO VIEW 01273 461144

- GROUND FLOOR APARTMENT
- REFITTED MODERN KITCHEN
- CALL NOW TO VIEW
- TWO DOUBLE BEDROOMS
- REFITTED MODERN BATHROOM
- 01273 461144
- RECENTLY MODERNISED
- PRIVATE PARKING
- 14'11 LIVING / DINING ROOM
- IMMACULATE CONDITION



## COMMUNAL ENTRANCE

Door to entrance hall, personal door

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards.

## LIVING / DINING ROOM

**15' into bay x 11' (4.57m into bay x 3.35m)**

Double glazed feature bay windows with a Southerly aspect.

## KITCHEN / BREAKFAST ROOM

**12'09 x '10 (3.89m x '3.05m)**

Modern Kitchen, extensive range of wall and base level units, breakfast bar area, work surfaces, inset sink and drainer unit, 5 ring gas hob, oven under, extractor over, integrated washing machine, integrated dishwasher, space for further appliances, double glazed side aspect window.

## BEDROOM

**11'10 x 11'06 (3.61m x 3.51m)**

Double glazed rear aspect window, fitted wardrobes.

## BEDROOM

**11'06 x 11'02 (3.51m x 3.40m)**

Double glazed front aspect window, fitted wardrobes.

## BATHROOM

Modern white suite, P-Shaped bath with shower attachment, corner sink unit, low level W.C, double glazed obscure glass window.

## OUTSIDE

## COMMUNAL GARDENS

There are communal gardens to the front and rear.

## PARKING

There is an allocated parking space to the rear of the property.

## LEASE

86 YEARS

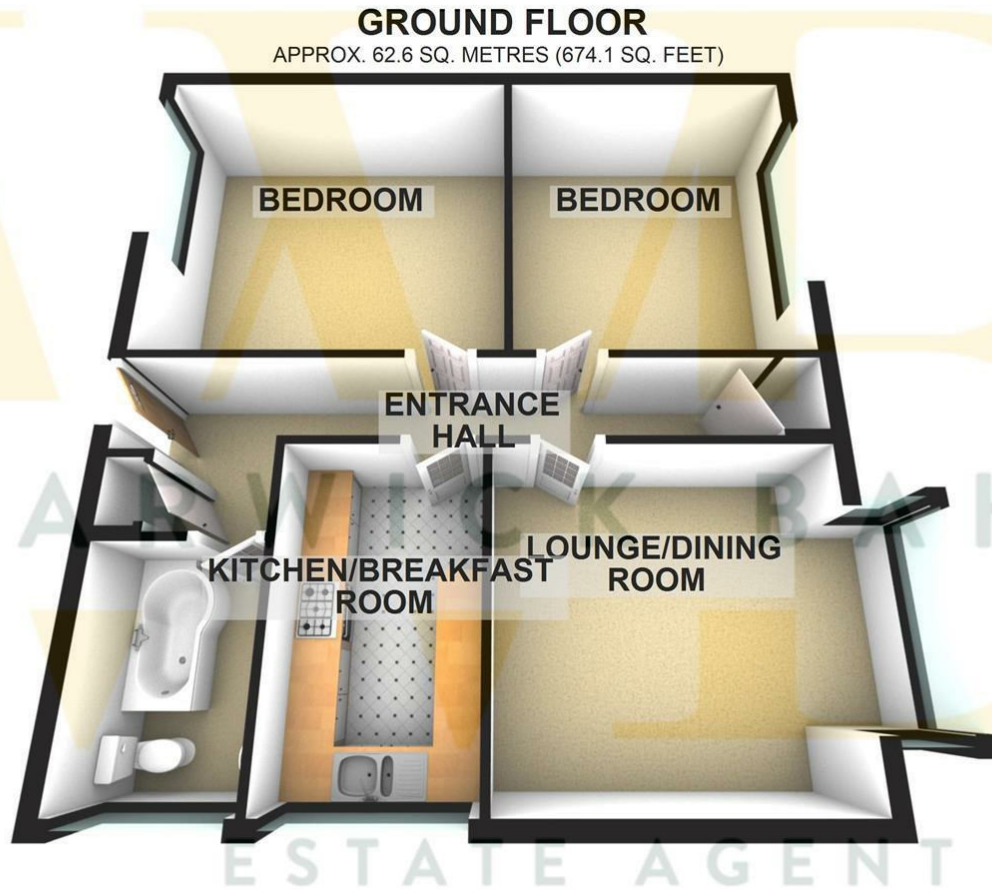
## MAINTENANCE / GROUND

## RENT

The Ground Rent is £100 per annum

The Maintenance £1,264 per annum





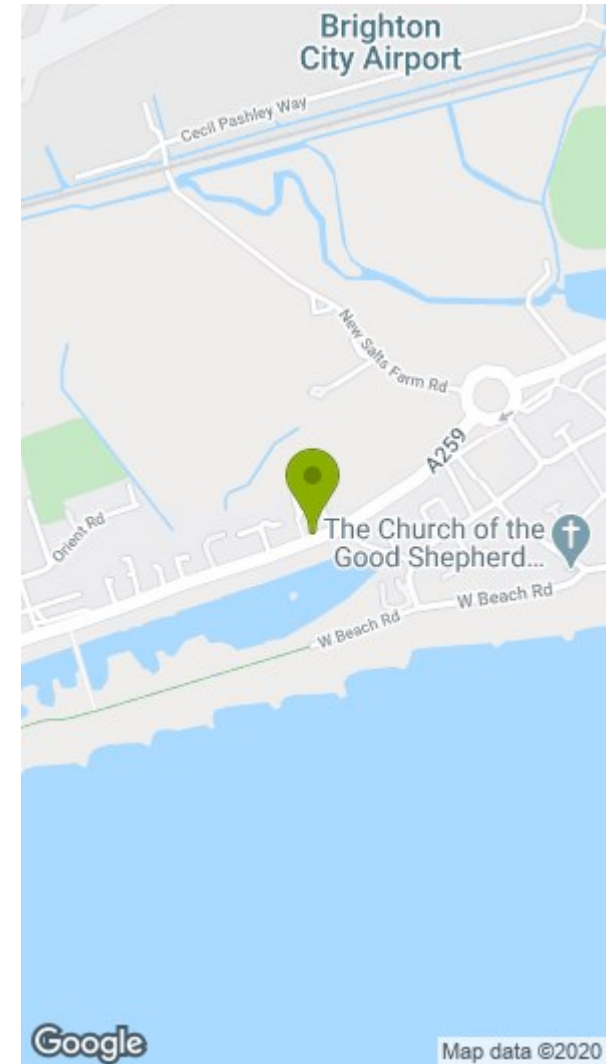
TOTAL AREA: APPROX. 62.6 SQ. METRES (674.1 SQ. FEET)

#### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	