5 Quay Court, 201 Harbour Way | | Shoreham-By-Sea | BN43
5UZ

WARWICK BAKER
ESTATE AGENT

5 Quay Court, 201 Harbour Way | | Shoreham-By-Sea | BN43 5HZ

£285,000

*** £285,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SPLIT-LEVEL FLAT. OCCUPYING PART OF THE SECOND FLOOR OF A PURPOSE BUILT BLOCK. LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, 17' SOUTH FACING LOUNGE, MODERN KITCHEN, PART TILED BATHROOM, RESIDENTS OFF ROAD PARKING, GARAGE IN COMPOUND AND RESIDENTS GARDEN AREA. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 17' SOUTH FACING LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- GARAGE
- RESIDENTS GARDEN AREA
- RESIDENTS OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL
9'4" in length (2.87 in length)
Double folding doored storage cupboard with hanging rail, single panel radiator.

Door off entrance hall to:

LOUNGE
17'10" x 13'11" (5.45 x 4.25)
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, double glazed windows to the side having a westerly aspect with glimpses of The River Adur and The South Downs, two single panel radiators.

Part frosted glazed folding door off entrance hall to:

KITCHEN
12'0" x 7'1" (3.66 x 2.16)
Comprising stainless steel sink unit with mixer tap inset into wood effect work top, storage cupboards under, matching adjacent wood effect work top with inset stainless steel gas four ring hob, range of drawers and cupboards under, matching wood effect back splash, stainless steel back splash over, stainless steel and glass canopied extractor hood over, complimented by matching wall units to the side, built in ' HOTPOINT ' electric oven to the side, microwave, storage cupboard under, space for microwave over, storage cupboard over, larder style storage cupboard to the side, further adjacent matching work top drawer and cupboard under, built in integrated fridge to the side, built in integrated freezer to the side, pull out spice rack to the side, space and plumbing for a washing machine to the side, matching wood effect back splash, complimented by matching wall unit over, wall mounted ' BAXI ' gas fired combination boiler to the side, laminate wood flooring, double glazed window to the front having a favoured southerly aspect with glimpses of The English Channel.

Stairs up from entrance hall to:

LANDING
7'0" in length (2.14 in length)
Door off landing to:

BEDROOM 1
14'4" x 12'0" (4.37 x 3.67)
Double glazed windows to the side having a westerly aspect with glimpses of The English Channel, views of The River Adur and The South Downs, double panelled radiator, two built in double doored wardrobes with hanging and shelving space, single built in wardrobe with shelving, recessed storage with shelving.

Door off landing to;

RESIDENTS GARDEN AREA

BEDROOM 2
12'6" x 8'9" (3.83 x 2.68)
Double glazed windows to the rear with direct views of Silversands beach, The River Adur and The South Downs, single panel radiator.

Door off landing to:

BATHROOM
Being part tiled, comprising panel bath with hot and cold taps, independent ' MIRA SPRINT ' wall mounted shower unit with separate shower attachment, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, tiled flooring, frosted double glazed windows.

GARAGE No:5
In compound with up and over door.

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £1800 PER ANNUM.

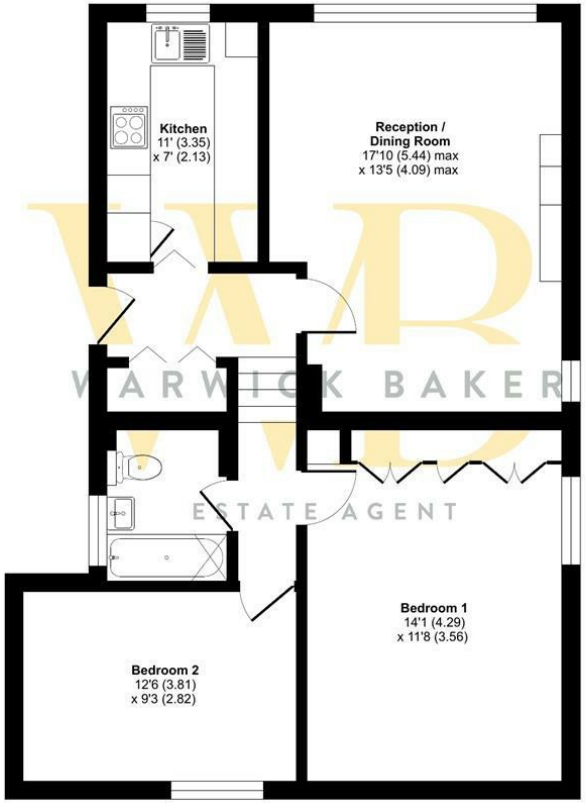
GROUND RENT:- NON-APPLICABLE

LEASE:- REMAINDER OF 999 YEARS

Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 757 sq ft / 70 sq m

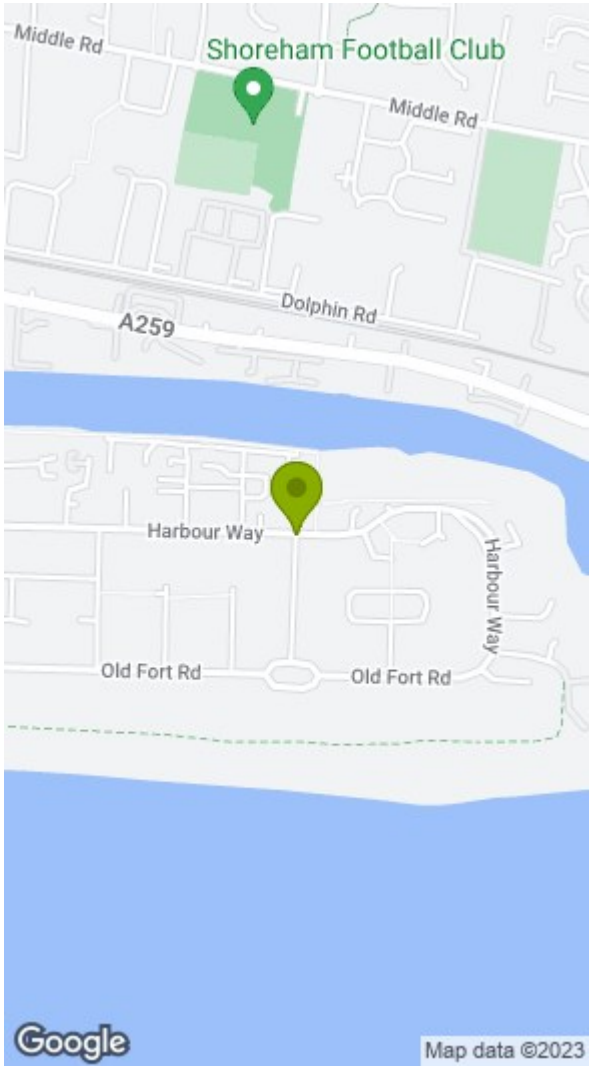
For identification only - Not to scale

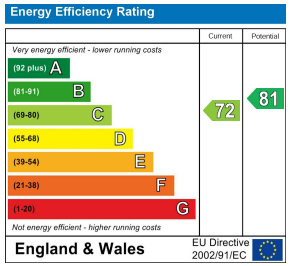


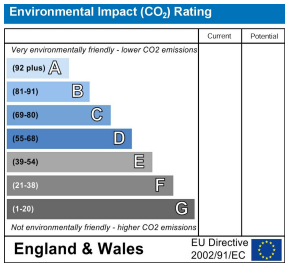
FIRST FLOOR

WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 860485







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