



25 Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW



ESTATE AGENT



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£350,000

*** £350,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS SECOND-FLOOR APARTMENT ON SHOREHAM BEACH, PACIFIC COURT.

OFFERED WITH VACANT POSSESSION THIS TWO DOUBLE BEDROOM PROPERTY IS LOCATED OPPOSITE THE FOOTBRIDGE AND MINUTES FROM THE BEACH, WITH A SOUTHERLY ASPECT RECEPTION ROOM AND BALCONY.

THE PROPERTY ALSO BENEFITS FROM HAVING A GARAGE AND MUST BE SEEN TO BE APPRECIATED.

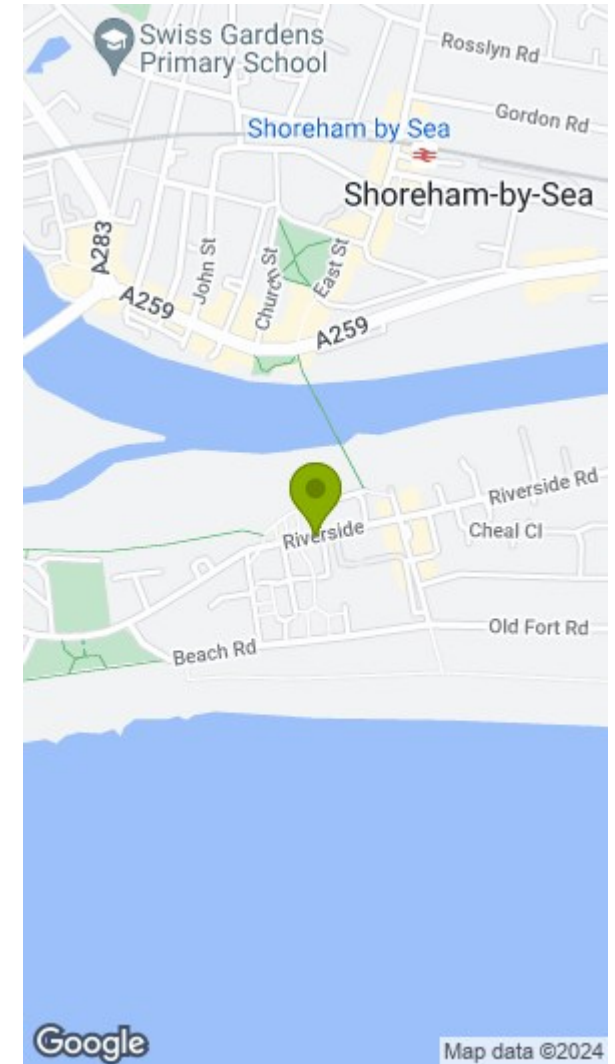
OUTGOINGS

SHARE OF FREEHOLD

Ground rent: Nothing to pay

Service charge: Just paid £1.159 for the current half year.





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 | |