



27 Waters Edge Anchor Close | | Shoreham-By-Sea | BN43  
FD7





## 27 Waters Edge Anchor Close | | Shoreham-By-Sea | BN43 5BZ

£235,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE PURPOSE BUILT TOP FLOOR APARTMENT IN WATERS EDGE, ANCHOR CLOSE. THE PROPERTY BENEFITS FROM 2 DOUBLE BEDROOMS, MASTER WITH EN-SUITE, OPEN PLAN LIVING DINING ROOM WITH A JULIET STYLE BALCONY AND DIRECT RIVER VIEWS AND FAR REACHING VIEWS OF THE SOUTH DOWNS, KITCHEN, FAMILY BATHROOM, STORAGE CUPBOARDS, AND 2 ALLOCATED PARKING SPACES.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS AGENT - 01273 461144

- JULIET BALCONY WITH RIVER AND SOUTH DOWNS VIEWS
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- NO ONWARD CHAIN
- TWO PARKING SPACES
- ENTRY PHONE SYSTEM
- CLOSE TO SHOREHAM FOOT BRIDGE
- EXCELLENT CONDITION
- TOP FLOOR APARTMENT
- 01273 461144

## COMMUNAL ENTRANCE

Entry phone system, stairs to the top floor, wooden door to front leading to

## ENTRANCE HALL

Doors giving access to both Bedrooms, Living / Dining Room, Bathroom, airing cupboard, storage cupboard.

## LIVING / DINING ROOM

**14'07 x 13'06 (4.45m x 4.11m)**

Open plan room, double glazed windows to the front with direct views of the River Adur, far reaching views of the South Downs, feature double glazed patio doors to a Juliet style balcony, door to

## KITCHEN

**10'08 x 6'03 (3.25m x 1.91m)**

Range of wall and base level units with work surfaces over, inset single bowl single drainer sink unit, inset four ring gas hob, extractor over, double oven under, space for appliances, integral washer/dryer.

## MASTER BEDROOM

**15'03 x 9'09 (4.65m x 2.97m)**

Double glazed windows to the front with direct views of the River Adur, views of the South Downs, built in double wardrobe door to

## EN-SUITE

Comprising, corner shower cubicle, pedestal wash hand basin, low level w.c.

## BEDROOM 2

**9'10 x 8'06 (3.00m x 2.59m)**

Double glazed windows to the front with direct views of the River Adur, views of the South Downs,

## BATHROOM

Matching suite, comprising panel enclosed bath with wall mounted power shower over, pedestal wash hand basin, low level w.c.

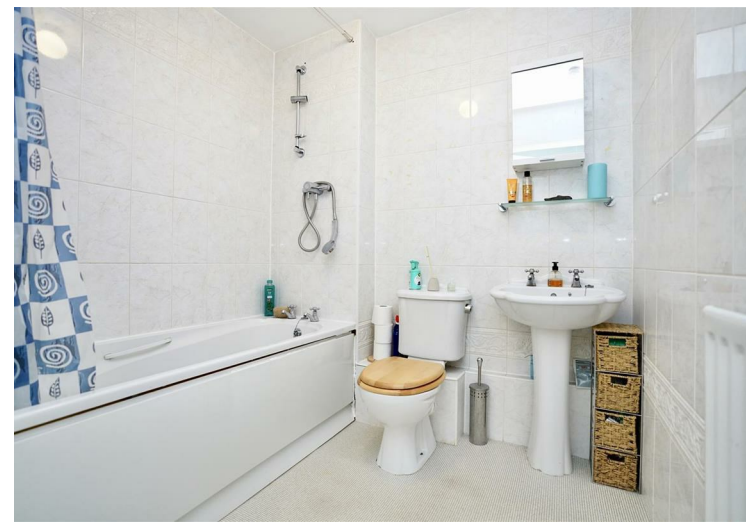
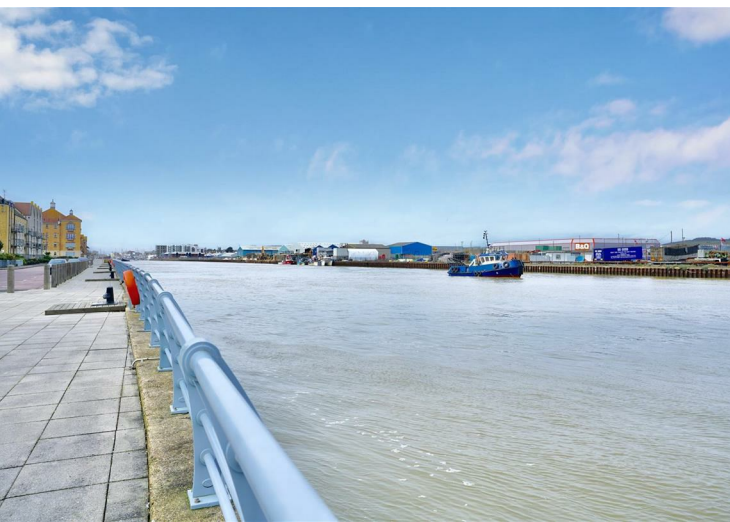
## PARKING

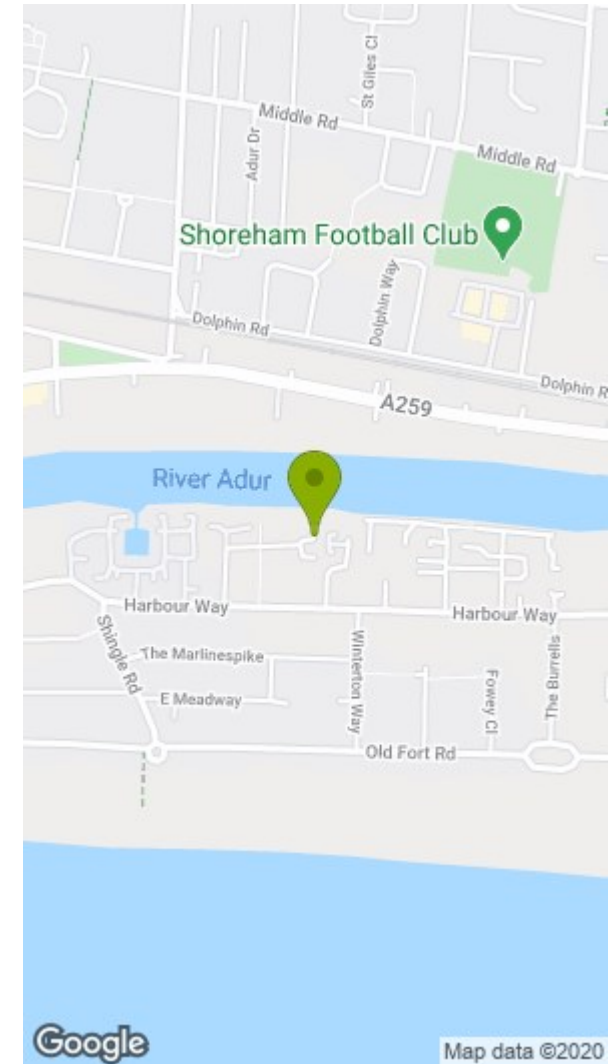
There are two allocated parking spaces to the front of the property accessed via security gates.

## SHARE OF FREEHOLD

MAINTENANCE - £1,050 APPROX

GROUND RENT - N/A





**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	83
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	58
(39-54) E	51	(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	