30, Sorlings Reach Sussex Wharf | | Shoreham | BN43 5PD

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £234,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE THIRD FLOOR PURPOSE BUILT FLAT ON THE THE RIVER ADUR.

THE FLAT BENEFITS FROM USE OF A PASSENGER LIFT, AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 15' LOUNGE WITH DIRECT RIVER VIEWS, DOUBLE BEDROOM WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN BATHROOM AND ALLOCATED PARKING SPACE. (THE PROPERTY HAS BEEN REDECORATED THROUGHOUT RECENTLY AND BUILT IN WARDROBES ADDED TO THE BEDROOM).

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. VENDOR SUITED.

- ENRTY PHONE SYSTEM
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- PASSENGER LIFT
- BALCONY WITH RIVER VIEWS
- IDEAL FOR FIRST TIME BUYERS
- ENTRANCE HALL
- DOUBLE BEDROOM WITH RIVER VIEWS
- 15' LOUNGE WITH RIVER VIEWS
- MODERN BATHROOM

Front door leading to:

ENTRANCE HALL
11'8" in length (3.58 in length)
Security door entry phone system, single panel radiator with cover, laminate wood flooring, LED down lighting, door giving access to storage cupboard, door giving access to airing cupboard housing pressurised hot water cylinder.

Door off entrance hall to:

LOUNGE
15'5" x 10'11" (4.70 x 3.33)
Double glazed window to the front having direct views of The River Adur and The South Downs, single panel radiator with cover, laminate wood flooring.

Sliding double glazed patio door off lounge to:

BALCONY
7'4" x 3'11" (2.25 x 1.21)
Laid to wood decking, enclosed by steel balustrade with wood hand rail, having direct views of The River Adur and The South Downs.

Opening off lounge to:

KITCHEN
12'0" x 10'8" (3.68 x 3.27)
Comprising 1 1/4 bowl stainless steel sink unit inset into granite effect work top, storage cupboards under, built in integrated ' HOTPOINT ' washing machine to the side, built in integrated ' INDESIT ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, storage cupboard to the side housing ' POTTERTON ' gas fired boiler, matching adjacent work top with inset ' BOSCH ' stainless steel gas four ring hob, ' BOSCH ' electric oven under, drawers and storage cupboard to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' extractor hood, built in integrated ' BOSCH ' fridge/freezer to the side, further adjacent matching work top to the side, storage cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, laminate wood flooring, LED downlighting, clean air extractor system.

Door off entrance hall to:

BEDROOM
12'6" x 9'3" (3.82 x 2.84)
Double glazed windows to the front having direct views of The River Adur and The South Downs, built in double sliding doored wardrobe with hanging and shelving space, built in dressing table with range of drawers under, two built in high level double doored storage cupboards over, two built in double doored wardrobes with hanging and shelving space to the side, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, storage cupboards under, low level wc to the side, heated hand towel rail, vinyl flooring, LED downlighting, clean air extractor system.

ALLOCATE PARKING SPACE
No: 153

OUTGOINGS
MAINTENANCE:- £1200 PER ANNUM

GROUND RENT:- £150 PER ANNUM

LEASE:- 112 YEARS REMAINING

SUSSEX WHARF, Shoreham-by-Sea, BN43

Approximate Area = 517 sq ft / 48 sq m

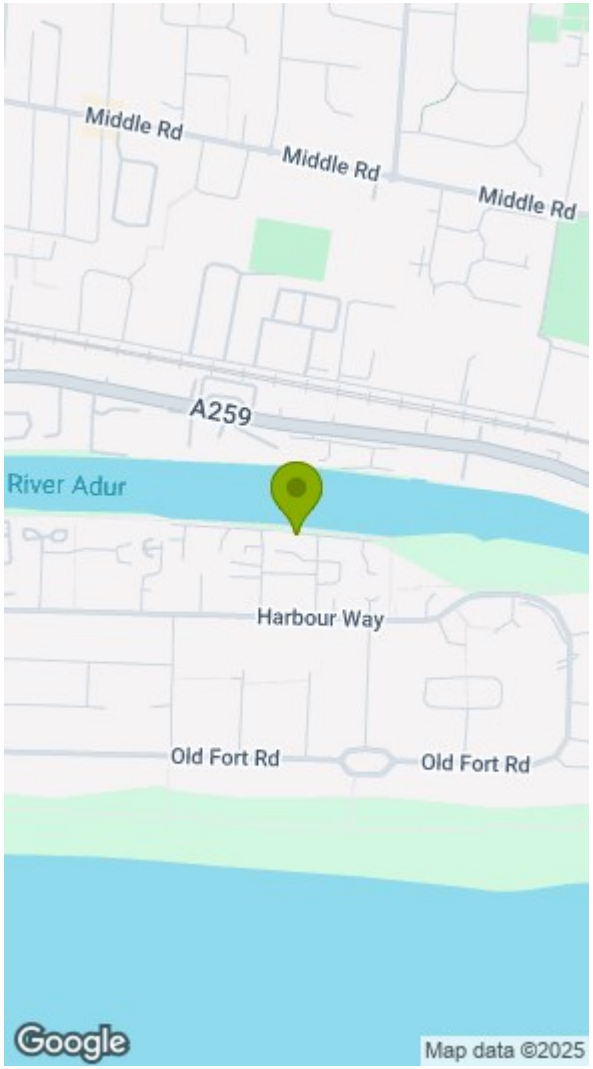
For identification only - Not to scale

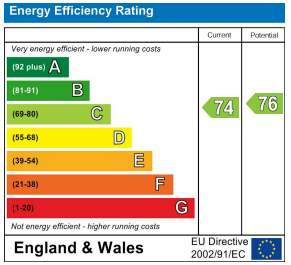
GROUND FLOOR

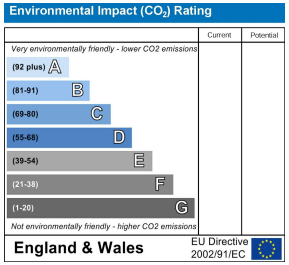
WARWICK BAKER
ESTATE AGENT

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: 913588







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