



14, Dunwich Sussex Wharf | | Shoreham-By-Sea | BN43 5PE



ESTATE AGENT



## 14, Dunwich Sussex Wharf | | Shoreham-By-Sea | BN43 5PE

£305,000

\*\*\* £305,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PENTHOUSE, OCCUPYING THE FOURTH AND FIFTH FLOORS OF THIS PURPOSE BUILT BLOCK OF FLATS BUILT CIRCA. 2005. THE FLAT BENEFITS FROM THE USE OF PASSENGER LIFT, ENTRY PHONE SYSTEM, ENTRANCE HALL, 20' LOUNGE/DINER WITH RIVER AND DOWNLAND VIEWS, MODERN KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FULLY TILED BATHROOM, DOUBLE BEDROOM WITH RIVER AND DOWNLAND VIEWS, BALCONY WITH RIVER AND DOWNLAND VIEWS, STORAGE ROOM AND TWO UNDER CROFT PARKING SPACES. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENTS. NO UPWARD CHAIN.

- PENTHOUSE APARTMENT
- 20' LOUNGE/DINER
- NO UPWARD CHAIN
- BALCONY
- KITCHEN/BREAKFAST ROOM
- 10AM - 12PM - CALL 01273 461144
- RIVER VIEWS
- PASSENGER LIFT
- DOUBLE BEDROOM
- TWO PARKING SPACES

Passenger lift to third floor.

Front door leading to:

### ENTRANCE HALL

**16'4" in length (5.00 in length)**  
' KARNDEAN ' flooring, spot lighting.

Door off entrance hall to:

### KITCHEN

**10'9" x 9'3" (3.30 x 2.84)**  
Comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into granite effect work top, built in integrated ' HOTPOINT ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated fridge/freezer to the side, larder style storage cupboard to the side, matching adjacent work top with inset ' BEKO ' gas four ring hob, built in ' BOSCH ' electric oven under, built in cupboards to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor hood, adjacent matching two seater breakfast bar with drawers and cupboard under, ' KARNDEAN ' flooring, spot lighting.

Opening off kitchen to:

### BREAKFAST ROOM

**10'9" x 10'9" (3.30 x 3.30 )**  
Double glazed window to the front with direct views of The River Adur and The

South Downs, single panel radiator, ' KARNDEAN ' flooring, spot lighting.

Sliding double glazed patio to:

### BALCONY

**9'8" x 4'3" (2.97 x 1.30 )**  
Laid to wood decking, enclosed by steel balustrade and wood hand rail, with direct views of The River Adur and The South Downs, views of Lancing College.

Door off entrance hall to:

### BEDROOM

Double glazed windows to the front front with direct views of The River Adur and The South Downs, single panel radiator, built in sliding double mirror doored wardrobe with hanging and shelving space, spot lighting.

Door off entrance hall to:

### TWO PARKING SPACES

Two under croft parking spaces, No:191.

### UTILITY ROOM/AIRING CUPBOARD

Comprising granite effect work top with built in storage cupboard under, built in integrated ' BOSCH ' washing machine to the side, tiled splash back, complimented by matching wall unit over, gas fired boiler to the side, ' MEGAFLOW ' hot water cylinder with pressurised tank, slatted shelving, ' KARNDEAN ' flooring, extractor fan.

Door off entrance hall to:

### BATHROOM

Being fully tiled, comprising panel bath with hand grips, contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, wash hand basin with contemporary style mixer tap, twin doored storage cupboard below, low level wc, heated hand towel rail, ' KARNDEAN ' flooring, spot lighting extractor fan.

Turning staircase with hand rail up from entrance hall to:

### LOUNGE/DINER

**20'4" x 10'5" (6.20 x 3.20)**  
Double glazed windows to the front front with direct views of The River Adur and The South Downs, double panelled radiator, ' KARNDEAN ' flooring, spot lighting.

Opening off lounge to:

### STORAGE ROOM

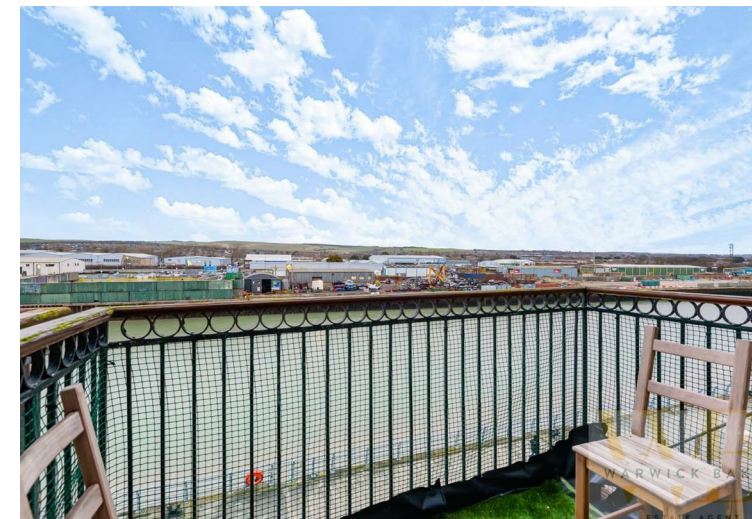
**16'8" x 9'2" (5.10 x 2.80)**  
Sloping ceiling, single panel radiator, ' KARNDEAN ' flooring, door giving access to storage space.

### OUTGOINGS

MAINTENANCE:- £2086 per annum

GROUND RENT:- £150 per annum

LEASE:- 125 YEARS FROM 2005

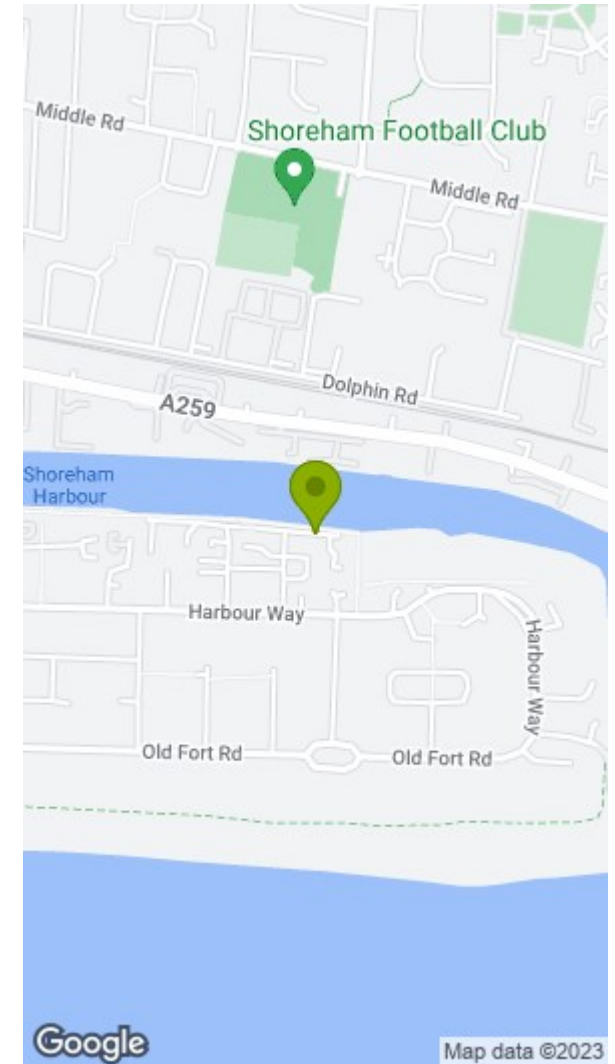


# Dunwich, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 950 sq ft / 88.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 807258



## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	