Flat 18 Swanborough Court New Road | | Shoreham-By-Sea
| BN43 6BZ

WARWICK BAKER
ESTATE AGENT

Flat 18 Swanborough Court New Road | | Shoreham-By-Sea | BN43 6RZ

£224,950

*** £224,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN CONTEMPORARY FIRST FLOOR APARTMENT.

LOCATED IN SHOREHAM TOWN CENTRE, MINUTES FROM THE MAINLINE RAILWAY STATION AND A SHORT WALK FROM THE BEACH, THIS PROPERTY HAS BEEN FULLY REFURBISHED TO A HIGH STANDARD, INCLUDING A HIGH SPECIFICATION KITCHEN WITH INTEGRATED APPLIANCES, NEW BATHROOM AND FULL ECO SMART RADIATORS.

- FULLY REFURBISHED APARTMENT
- NEW MODERN ECO SMART RADIATORS
- NO CHAIN
- NEW KITCHEN WITH INTEGRATED APPIALNCES
- PARKING FOR ONE CAR
- CALL - 01273 461144
- 198 YEAR LEASE
- TOWN CENTRE LOCTION
- 2 DOUBLE BEDROOMS
- MINUTES WALK TO TO RAILWAY STATION

ENTRANCE
Comunal entrance, stairs to the First Floor.

ENTRANCE HALL
Doors giving access to all rooms.

LIVING / DINING ROOM
15'7 x 13'7 (4.75m x 4.14m)
South facing double glazed winodws.

KITCHEN
Modern refitted kitchen, extensive range of wall and base level units with integrated appliances, including fridge and freezer, washer / dryer, work surfaces over, inset sink, electric hob and double oven, double glazed window.

BEDROOM 1
13' x 11' (3.96m x 3.35m)
Double glazed bay window.

BEDROOM 2
9' x 11' (2.74m x 3.35m)
Double glazed window.

BATHROOM
Refitted modern suite, P-Shaped bath with shower and shower screen, vanity unit with inset sink, low level W.C, heated towel rail and double glazed window.

OUTSIDE

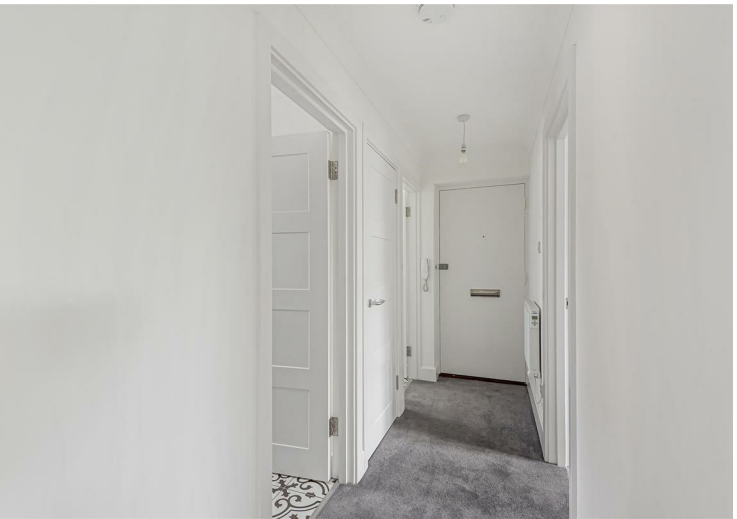
PARKING
There is under cover parking for 1 car.

COMMUNAL GARDENS
Well manicured communal gardens.

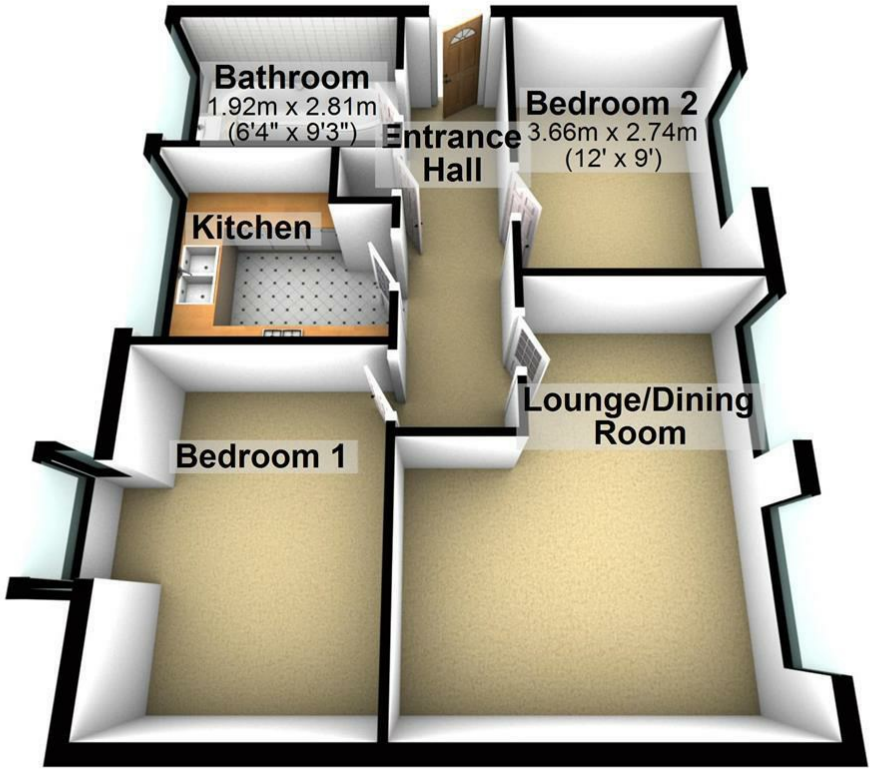
LEASE / MAINTENANCE
SHARE OF FREEHOLD WITH 198 YEARS REMAINING

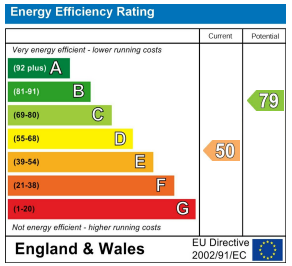
MAINTENANCE - £1250 PA APROX

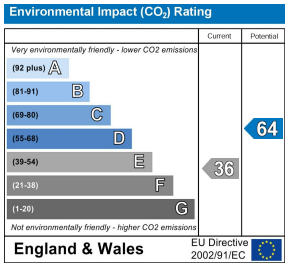
PEPPERCORN GROUND RENT



First Floor







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

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