



12, Riverside House Town Quay | Shoreham-By-Sea | BN43

WB  
WARWICK BAKER  
ESTATE AGENT



12, Riverside House Town Quay | Shoreham-By-Sea | BN43 5DS

£350,000

\*\*\* £350,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE STUNNING APARTMENT ON THE RIVER.

LOCATED IN THE TOWN CENTRE THIS IMMACULATLEY PRESENTED PROPERTY HAS A 15FT SOUTH WESTERLY ASPECT TERRACE OVER LOOKING THE RIVER. INSIDE THERE IS AN OPEN PLAN LIVING / KITCHEN / DINING ROOM WITH PATIO DOORS TO THE TERRACE AND VIEWS, A MODERN BATHROOM, TWO DOUBLE BEDROOMS.

VENDOR SUITED - VIEWINGS ARE A MUST TO APPRECIATE THIS AMAZING PROPERTY.

- STUNNING APARTMENT
- IMMACULATLEY PRESENTED
- VENDOR SUITED

- SOUTH FACING BALCONY WITH RIVER VIEWS
- MAIN BEDROOM WITH RIVER VIEWS
- CALL TO VIEW 01273 461144

- 16' SOUTHERLY ASPECT LOUNGE WITH RIVER VIEWS
- TOWN CENTRE LOCATION

- MODERN KITCHEN
- MODERN BATHROOM

Part frosted double glazed private front door leading to:

## ENTRANCE HALL

**10'2" in length (3.12 in length)**

Cloaks hanging area, solid wood flooring with under floor heating, door giving access to storage cupboard housing 'WORCESTER' gas fired combination boiler and electric trip switches, storage cupboard over, LED downlighting.

Opening off entrance hall to:

## LOUNGE/OPEN PLAN KITCHEN

**16'1" x 15'8" (4.91 x 4.79 )**

Double glazed windows to the rear having a favoured southerly aspect with direct views of The River Adur, access to loft storage space, floor to ceiling contemporary style radiator, solid wood flooring with under floor heating, exposed brick feature wall.

Twin double glazed French doors off lounge to:

## BALCONY

**15'1" ax 4'0" (4.62 ax 1.22)**

Having a favoured southerly aspect with direct views of The River Adur and glimpses of The South Downs, laid to astroturf, enclosed by wood handrail and balustrade.

## KITCHEN

**12'5" x 6'3" (3.81 x 1.93)**

Comprising concrete work top with Butler sink with contemporary style mixer tap, slow closing storage cupboard under, built in ' INDESIT ' dishwasher to the side, tiled splash back, adjacent matching concrete worktop with inset gas four ring hob, ' COOKE AND LEWIS ' electric oven under, range of slow closing drawers to the side, corner pull out unit to the side, built in integrated fridge to the side, display wine rack to the side, built in integrated freezer to the side, tiled splash back, complimented by matching wall units over, ' SMEG ' extractor hood to the side, display shelving to the side, adjacent display shelving, LED downlighting, solid wood flooring with under floor heating.

Door off entrance hall to:

## BEDROOM 1

**11'10" x 11'5" (3.62 x 3.49)**

Double glazed windows to the rear having a favoured southerly aspect with direct views of The River Adur, built in triple doored wardrobe with hanging and shelving space, solid wood flooring with under floor heating.

Door off entrance hall to:

## BEDROOM 2

**9'7" x 8'4" (2.94 x 2.56)**

Double glazed windows to the front, solid wood flooring with under floor heating, LED downlighting.

Door off lounge to:

## BATHROOM

Being fully tiled, comprising bath with contemporary style mixer tap, built in shower with rainfall style shower head, separate shower attachment, folding shower screen, floating enamel wash hand basin with contemporary style mixer tap, storage cupboard under, low level wc, three recessed storage shelves, contemporary style radiator, LED downlighting, frosted double glazed windows, tiled flooring, built in storage cupboard with space and plumbing for washing machine, shelving over.

## PARKING

There is parking at the property.

## OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £1100 PER ANNUM

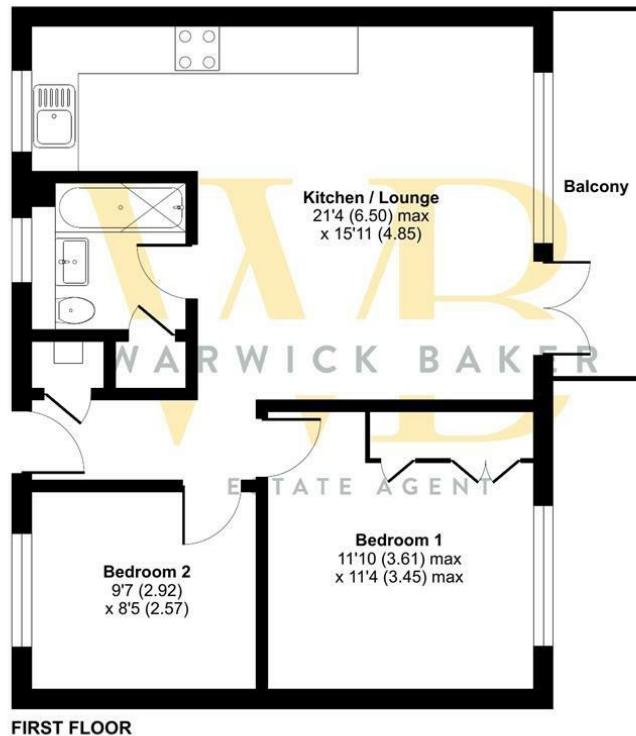
GROUND RENT:- NON-APPLICABLE

LEASE:- 937 YEARS APPROXIMATELY

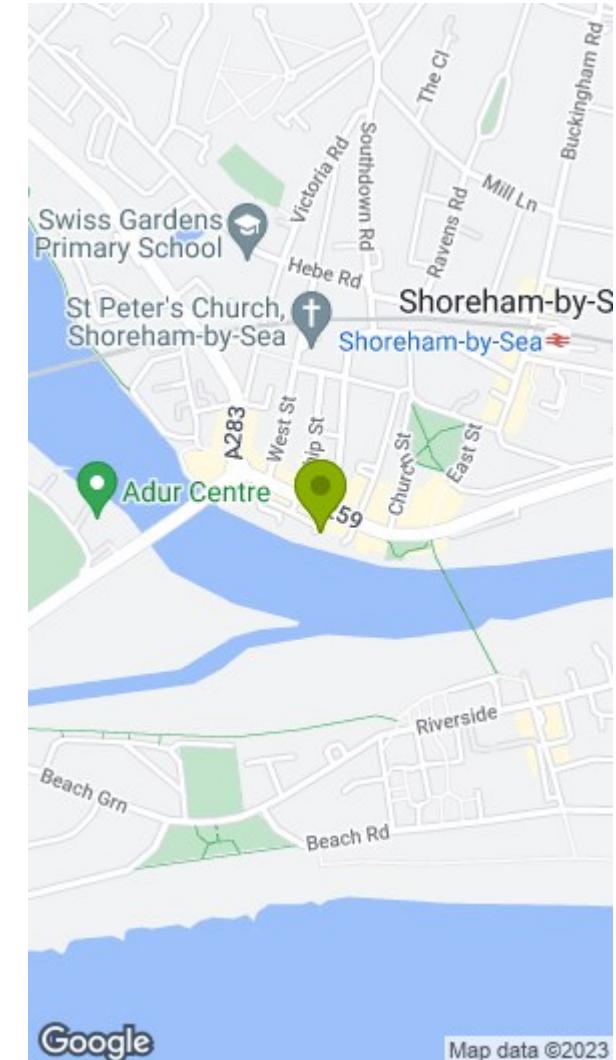


## Town Quay, Shoreham-by-Sea, BN43

Approximate Area = 605 sq ft / 56.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
Produced for Warwick Baker Estate Agent Ltd. REF: 984706



### 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	