11 Garland Point Sussex Wharf | | Shoreham | BN43 5PF

WARWICK BAKER
ESTATE AGENT

11 Garland Point Sussex Wharf | | Shoreham | BN43 5PF

£199,950

*** £199,950 ***

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE PURPOSE BUILT 1ST FLOOR FLAT IN GARLAND POINT.
THE PROPERTY BENEFITS FROM AN OPEN PLAN LIVING / DINING / KITCHEN SPACE WITH ONE DOUBLE BEDROOM, MODERN BATHROOM, ALLOCATED PARKING SPACE.
GARLAND POINT IS AT THE END OF THE DEVELOPMENT AT SUSSEX WHARF AND HAS STUNNING VIEWS OF THE RIVER ESTUARY, BRIGHTON AND ACCESS TO SILVERSANDS BEACH

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS AGENT.

WARWICK BAKER ESTATE AGENTS - 01273 461144

- GARLAND POINT
- 1ST FLOOR WITH LIFT
- 01273 461144
- VACANT POSSESSION
- EXCELLENT LOCATION
- STUNNING RIVER AND ESTUARY VIEWS
- PERFECT FIRST TIME OR INVESTMENT BUY
- MODERN BATHROOM
- CALL NOW TO VIEW

COMMUNAL ENTRANCE
Communal door with entry phone system, Lift & Stairs to 1st Floor, personal door to

ENTRANCE HALL
Doors giving access to Living Room / Dining Room, Bedroom, Bathroom, Large Storage Cupboard housing Boiler

LIVING / DINING ROOM
Open plan, with double glazed windows overlooking the River Adur. views over the South Downs and Easterly back towards Brighton and the River Estuary.

KITCHEN AREA
Modern extensive range of wall and base level units, work surfaces with inset sink and drainer unit, inset 4 ring gas hob, oven under and extractor over, integrated appliances including dishwasher, washer/dryer, fridge and freezer.

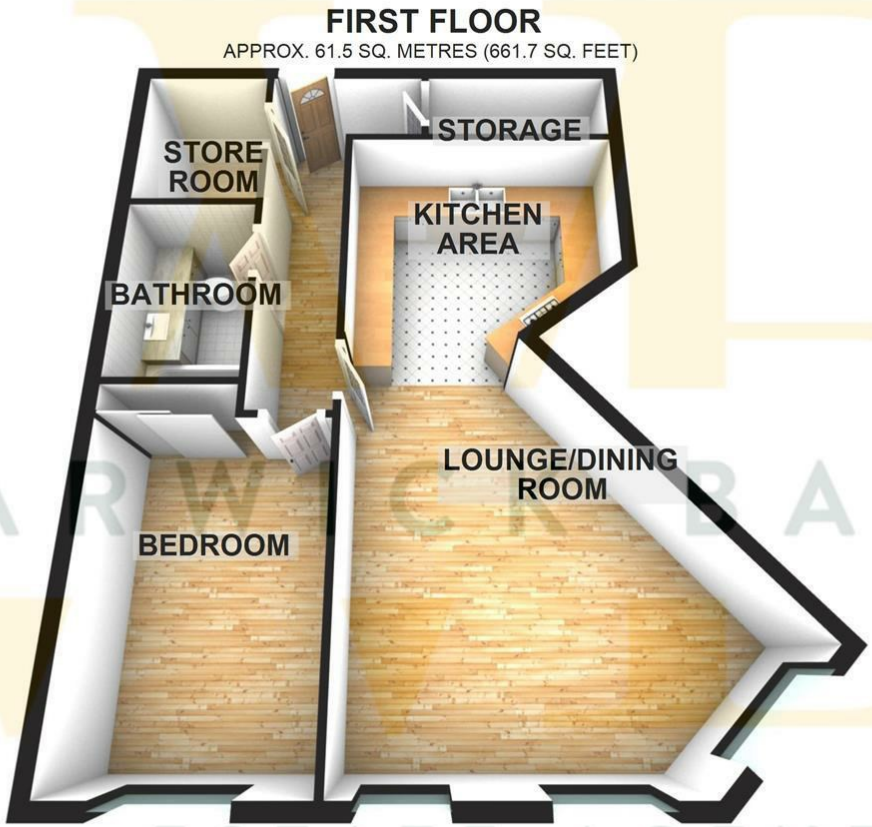
BEDROOM
Double glazed windows overlooking the River Adur and views over the South Downs and Easterly back towards Brighton and the River Estuary, fitted double wardrobes.

BATHROOM
Matching modern suite, comprising panel bath with shower over and sliding shower screen, vanity unit with inset wash hand basin, low level W.C.

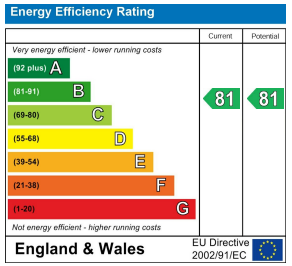
OUTSIDE

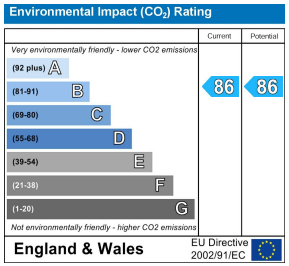
PARKING SPACE NO: 216
There is allocated parking for one car.

LEASE
LEASE - 125 YEARS FROM 2006
MAINTENANCE - £1,108 PER ANNUM
ROUND RENT - £150 PER ANNUM



TOTAL AREA: APPROX. 61.5 SQ. METRES (661.7 SQ. FEET)





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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