



2 Newport Sussex Wharf | | Shoreham-By-Sea | BN43 5BJ





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£254,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS GROUND FLOOR APARTMENT ON THE RIVER ADUR.

THE PROPERTY CONSISTS OF 20'11 OPEN PLAN LIVING / DINING / KITCHEN WITH BALCONY AND RIVER VIEWS, TWO DOUBLE BEDROOMS, MASTER WITH EN SUITE AND BALCONY WITH RIVER VIEWS, BATHROOM AND OFF ROAD PARKING.

OFFERED WITH NO CHAIN.

PLEASE CALL TO VIEW - 01273 461144

- GROUND FLOOR APARTMENT
- TWO BALCONIES
- CALL NOW TO VIEW
- TWO DOUBLE BEDROOMS
- RIVER VIEWS
- 01273 461144
- EN SUITE TO MASTER
- ALLOCATED PARKING
- 20'11 x 12'1 OPEN PLAN LIVING / KITCHEN
- NO CHAIN

COMMUNAL ENTRANCE

Entry phone system, door to

ENTRANCE HALL

Doors giving access to all rooms, storage cupboards

KITCHEN / LIVING / DINING ROOM

20'11 x 12'1 (6.10m'3.35m x 3.66m'0.30m)

Open plan room, modern extensive range of wall and base units, work surfaces, inset 4 ring hob, inset sink unit, integrated appliances. French patio doors leading out onto a balcony with views of the River Adur.

BEDROOM 1

13'3 x 8'6 (3.96m'0.91m x 2.44m'1.83m)

French patio doors leading out onto a balcony with views of the River Adur, built in double wardrobes, door to

EN SUITE

Walk in shower cubicle, vanity unit with inset wash hand basin, low level W.C.

BEDROOM 2

11'3 x 8'8 (3.43m x 2.64m)

Front aspect window with views of the River Adur.

BATHROOM

Panel enclosed bath, vanity unit with inset wash hand basin, low level W.C.

OUTSIDE

PARKING

Allocated parking for one car.

OUTGOINGS

LEASEHOLD - 125 years from 1 June 2005 - 107 YEARS

MAINTENANCE - £1650 APROX PER ANNUM

GROUND RENT - £150.00



