



21 Swanborough Court New Road | | Shoreham | BN43 6RZ

**WB**  
WARWICK BAKER  
ESTATE AGENT



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£249,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE SECOND FLOOR PURPOSE BUILT FLAT, LOCATED IN THE HEART OF THE TOWN CENTRE. SHOREHAM MAINLINE RAILWAY STATION ( LONDON VICTORIA 80 MINUTES ) IS WITHIN 100 METRES. THE FLAT BENEFITS FROM 2 BEDROOMS, DUAL ASPECT LOUNGE, MODERN KITCHEN, BATHROOM AND UNDERCROFT PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- MODERN BATHROOM
- NO UPWARD CHAIN
- TWO BEDROOMS
- ALLOCATED COVERED PARKING SPACE
- DUAL ASPECT LOUNGE
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- IDEAL FOR BUY TO LET INVESTORS

## COMMUNAL ENTRANCE

Stairs turning and rising to the Second Floor.

## ENTRANCE HALL

Doors giving access to both Bedrooms, Bathroom and Living Room.

## LIVING ROOM

15'7 x 13'7 (4.75m x 4.14m)

Southerly and Easterly aspect windows, doors to

## KITCHEN / BREAKFAST ROOM

11'7 x 8'6 (3.53m x 2.59m)

Refitted kitchen, wall and base level units, inset sink and drainer unit, inset hob, oven under extractor over, space for appliances, double glazed bay window with views.

## BEDROOM 1

12'11 x 8'10 (3.94m x 2.69m)

Double glazed window.

## BEDROOM 2

10'3 x 8'11 (3.12m x 2.72m)

Double glazed Southerly aspect window.

## BATHROOM

Refitted modern white suite, panel enclosed L-Shaped bath with shower over, wash hand basin with cupboards under, W.C. Double glazed obscure glass window.

## PARKING

There is an allocated covered parking space for one car.

## SHARE OF FREEHOLD

MAINTENANCE:- £625 EVERY SIX MONTHS

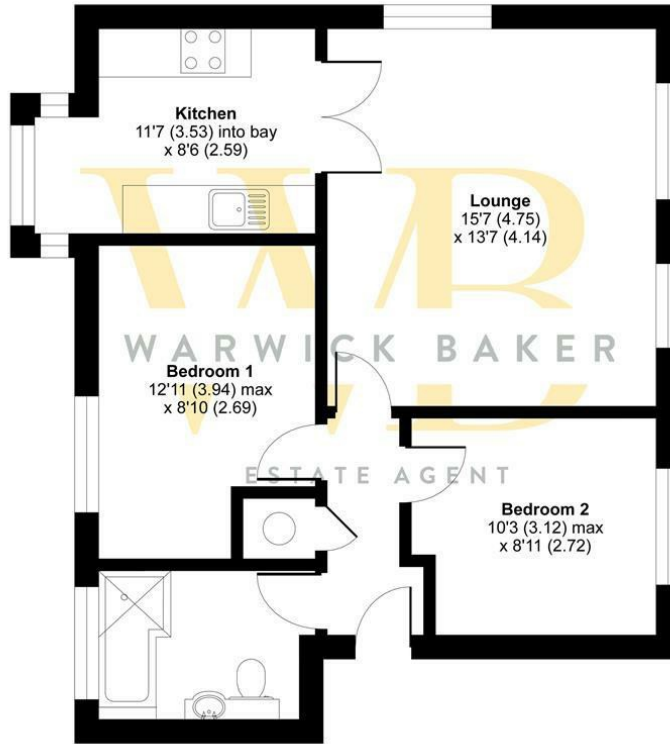
GROUND RENT:- NON-APPLICABLE

LEASE:- 150 YEARS REMAINING



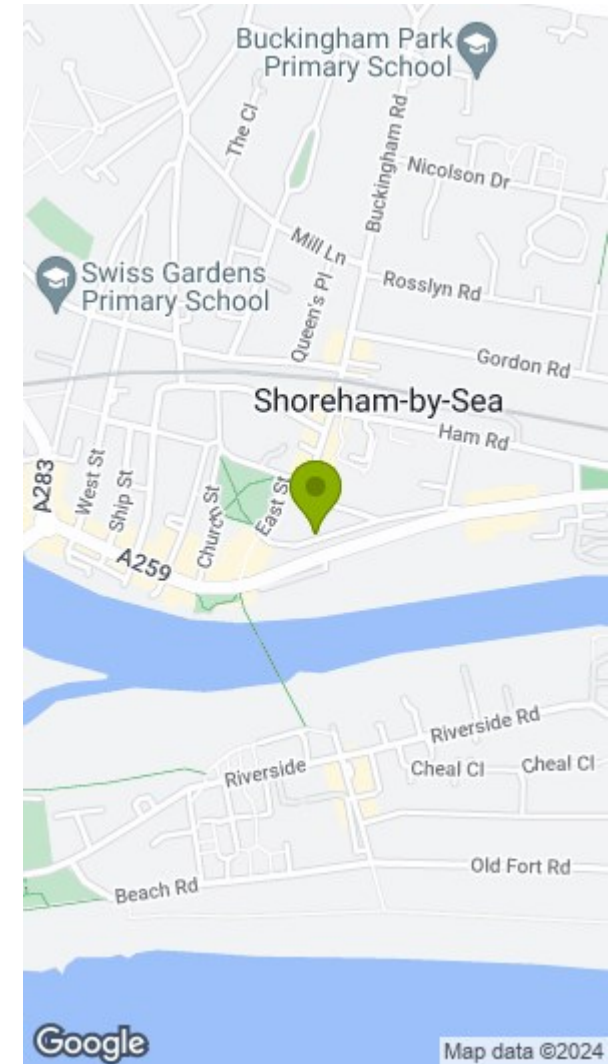
## New Road, Shoreham-by-Sea, BN43

Approximate Area = 625 sq ft / 58.0 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 701682.



### 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	
Current	Potential	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		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		England & Wales EU Directive 2002/91/EC	