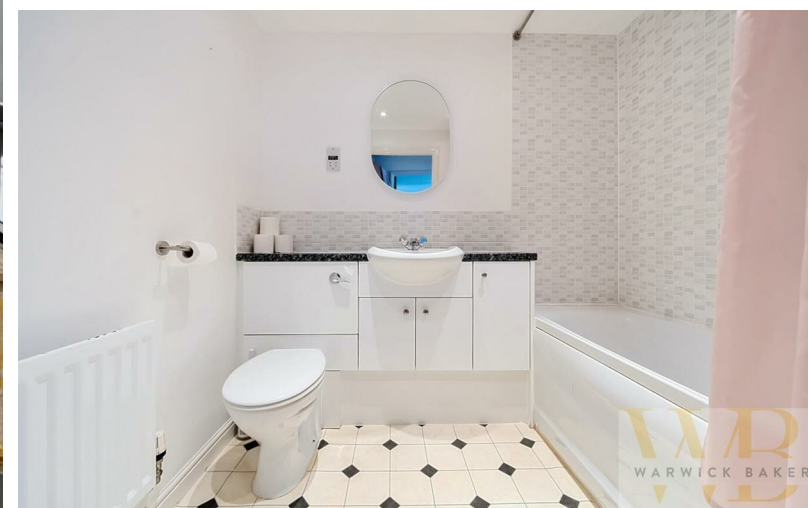




6, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43

FD11





## 6, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43 5BH

£219,950

\*\*\* £219,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST FLOOR PURPOSE BUILT FLAT BUILT CIRCA. 2007. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 15' LOUNGE WITH DIRECT RIVER VIEWS, DOUBLE BEDROOM WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN BATHROOM AND ALLOCATED PARKING SPACE.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

NO ONWARD CHAIN.

- BALCONY WITH RIVER VIEWS
- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- 15' LOUNGE WITH RIVER VIEWS
- BEDROOM WITH RIVER VIEWS
- MODERN BATHROOM
- ALLOCATED PARKING SPACE
- IDEAL FOR BUY TO LET INVESTORS
- CALL NOW TO VIEW
- 01273 461144

Front door leading to:

### ENTRANCE HALL

**12'9" in length (3.91 in length)**

Security door entry phone system, single panel radiator with cover, LED downlighting, door giving access to walk in storage cupboard with shelving, door giving access to airing cupboard housing ' MEGAFLO ' pressurised hot water cylinder.

Door off entrance hall to:

### LOUNGE

**15'9" x 10'1" (4.81 x 3.09)**

Double glazed window with plantation style shuttering to the front with direct views of The River Adur and The South Downs, two single panel radiators with independent thermostats, ' KARNDEAN ' style flooring.

Sliding double glazed patio door off lounge to:

### BALCONY

**7'4" x 4'1" (2.25 x 1.27)**

Laid to wood decking with steel balustrade and wood handrail, with direct views of The River Adur and The South Downs.

Opening off lounge to:

### KITCHEN

**10'0" x 6'11" (3.07 x 2.13)**

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, built in ' BOSCH ' washer/dryer to the side, tiled splash back, matching adjacent work top with inset stainless steel gas four ring hob, ' BOSCH ' electric oven under, storage cupboard to the side, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in ' BOSCH ' extractor fan, storage cupboard housing ' VIESSMANN ' gas fired boiler, further adjacent matching granite effect work top to the side, range of drawers and storage cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, built in ' BOSCH ' fridge/freezer to the side, vinyl tiled flooring, LED downlighting, clean air extraction system.

Door off entrance hall to:

### BEDROOM

**11'0" x 9'6" (3.37 x 2.91)**

Being ' L ' shaped, double glazed window with plantation style shuttering to the front with direct views of The River Adur and The South Downs, single panel radiator with independent thermostat.

Door off entrance hall to:

### BATHROOM

Being part tiled, comprising panel bath with twin hand grips, built in shower with separate shower attachment, shower rail and curtain, built in sink unit with mixer tap, storage cupboards below, granite effect work top, low level wc under, single panel radiator, vinyl flooring, LED down lighting, extractor fan.

### ALLOCATED PARKING SPACE

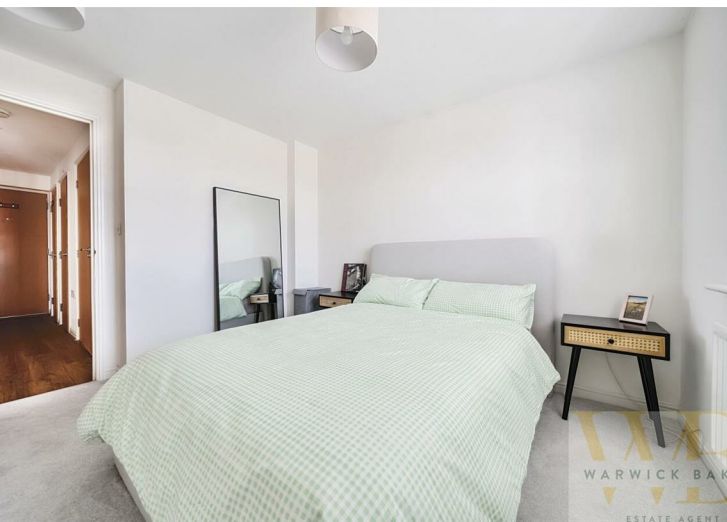
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### OUTGOINGS

MAINTENANCE:- £711.59 EVERY SIX MONTHS

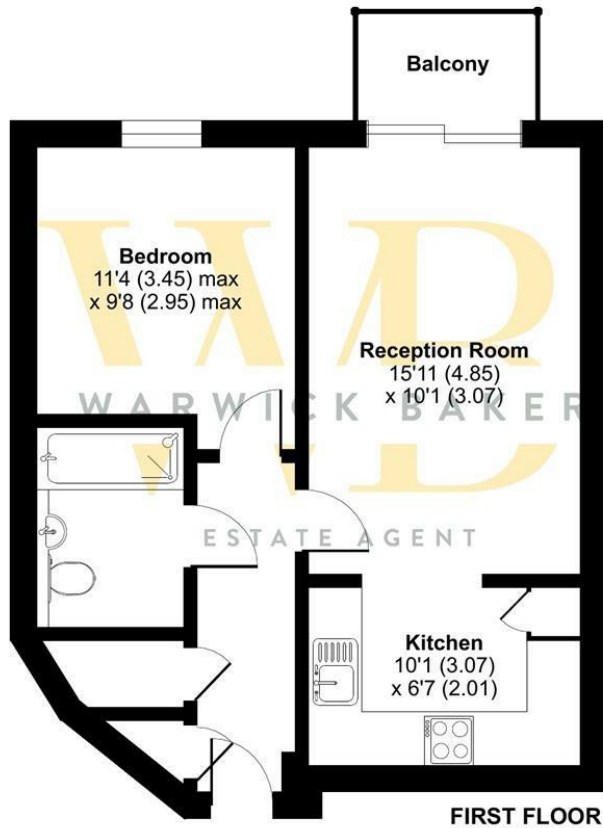
GROUND RENT:- £150 PER ANNUM

LEASE:- 106 YEARS REMAINING



**Bonaventure, Sussex Wharf, Shoreham-by-Sea, BN43**

Approximate Area = 461 sq ft / 42.8 sq m  
For identification only - Not to scale



**FIRST FLOOR**

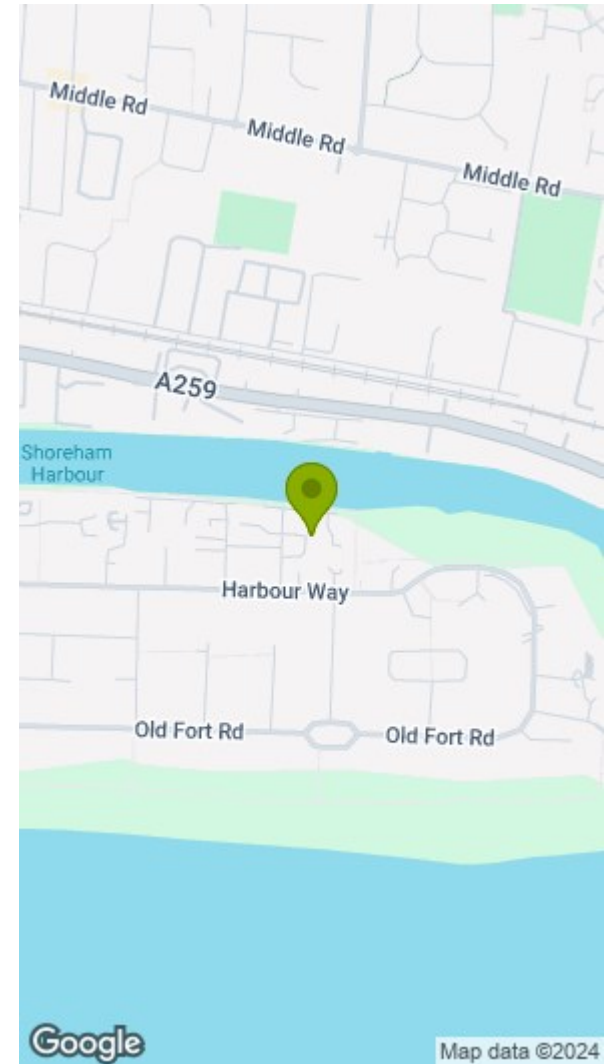
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1122329

**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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC