



18, Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW



ESTATE AGENT



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£329,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS THIRD FLOOR PURPOSE BUILT FLAT. LOCATED ON RIVERSIDE, WITHIN 200 METRES OF SHOREHAM BEACH AND THE FOOTBRIDGE. THE FLAT BENEFITS FROM A PASSENGER LIFT, ENTRANCE HALL, 2 DOUBLE BEDROOMS, 14' SOUTH FACING LOUNGE, SOUTH FACING REAR BALCONY, 13' KITCHEN/BREAKFAST ROOM, BATHROOM, FRONT BALCONY WITH DOWNLAND AND RIVER VIEWS. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 14' SOUTH FACING LOUNGE WITH SEA VIEWS
- 10' FRONT BALCONY WITH RIVER VIEWS
- 23' REAR BALCONY WITH SEA VIEWS
- BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Front door leading to:

### ENTRANCE HALL

10'10" x 8'4" (3.32 x 2.56)

Security door entry phone system, single panel radiator, spotlighting, built in double louvred door wardrobe with hanging and shelving space, further built in double louvred doored wardrobe with hanging and shelving space.

Archway off entrance hall to:

### LOUNGE

14'5" x 14'2" (4.39m x 4.32m)

Double glazed windows to the rear having a favoured southerly aspect with views of the English Channel, double panel radiator.

Twin sliding double glazed patio doors off lounge to:

### REAR BALCONY

23'3" x 5'8" (7.11 x 1.75)

By of irregular shape enclosed by handrail and balustrade, having a favoured southerly aspect with views of the English Channel.

Georgian style glazed door off entrance hall to:

### KITCHEN

13'0" x 8'11" (3.96m x 2.47.19m)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap. inset into worktop, storage cupboard under, tray space to the

side, space and plumbing for washing machine to the side, backsplash, free standing ' INDESIT ' electric cooker to the side with four ring hob, worktops to both sides, range of drawers under, storage cupboard to the side with corner carousel unit, tiled splash back, tiled splash back, stainless steel canopied extractor hood, complimented by matching wall units to either side with downlighting, space for tall fridge/freezer to the side, further adjacent matching worktop with built in storage cupboards under, built in ' DIPLOMAT ' slimline dishwasher to the side, splash back, complimented by matching wall units over, storage cupboard to the side housing ' BAXI ' wall mounted gas fired combination boiler, built in double doored storage cupboard to the side with shelving, single panel radiator, tiled flooring, spotlighting, double glazed windows to the front having views of The River Adur, St Mary de Haura church and the South Downs.

Door off entrance hall to:

### BEDROOM 1

14'2" x 9'2" (4.32m x 2.79m)

Double glazed windows and sliding double glazed patio door to the rear having a favoured southerly aspect with views of the English Channel, radiator and cover, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over.

Georgian style glazed door off entrance hall to:

### BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

Double glazed windows to the front having views of The River Adur, St Mary de Haura church and the South Downs, single panel radiator.

Sliding double glazed patio door off bedroom 2 to:

### FRONT BALCONY

10'0" x 2'6" (3.07 x 0.78)

Enclosed by steel handrail and balustrade, laid to tiling, having views of The River Adur, St Mary de Haura church and the South Downs.

Door off entrance hall to:

### BATHROOM

Being part tiled comprising, panel bath with hot and cold taps, twin hand grips, wall mounted ' TRITON T80 ' independent shower unit with separate shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low level wc, single panel radiator, vinyl flooring, extractor fan, spotlighting.

### OUTGOINGS

MAINTENANCE : £2318 PER ANNUM

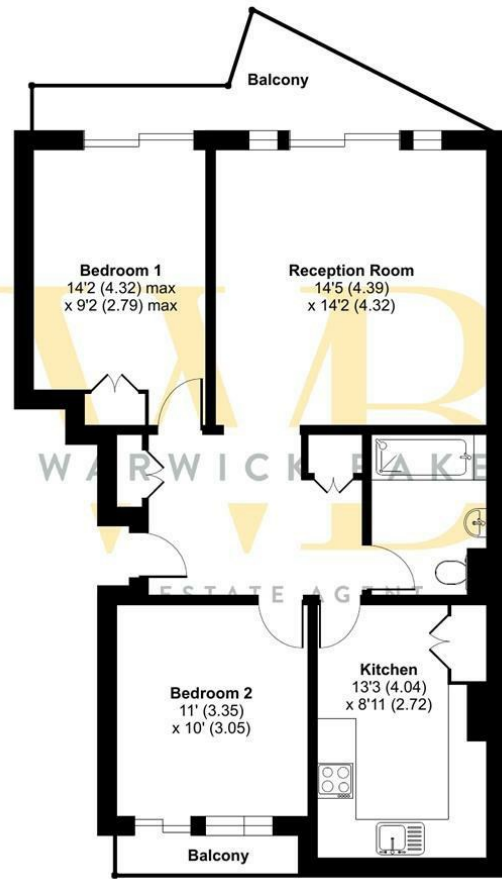
GROUND RENT: NON APPLICABLE

LEASE: 999 YEARS FROM 01/06/1976



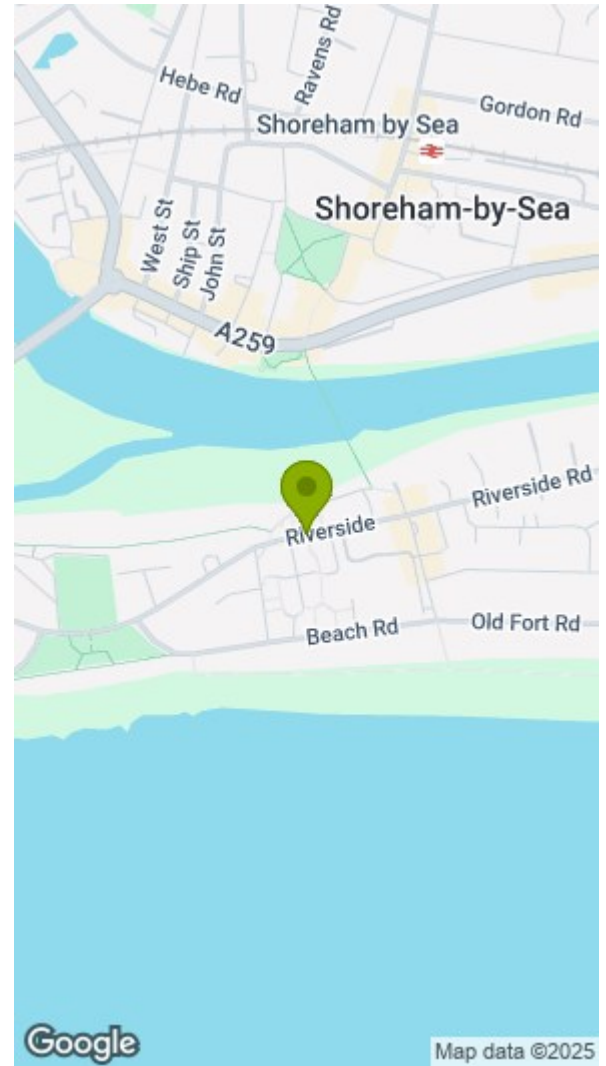
## Pacific Court, Riverside, Shoreham-by-Sea, BN43

Approximate Area = 736 sq ft / 68.4 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1235154



### 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	