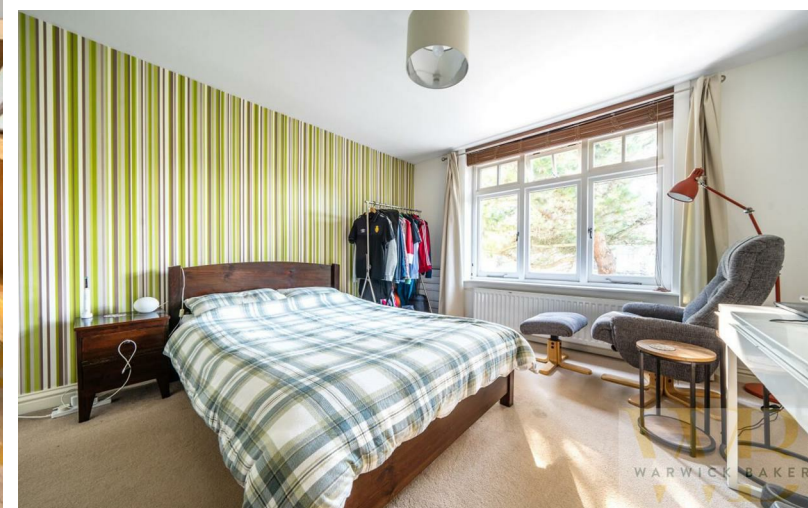




Flat 2, 32A East Street | | Shoreham | BN43 5ZD



ESTATE AGENT



Flat 2, 32A East Street | | Shoreham | BN43 5ZD

Offers In Excess Of £200,000

*** £220,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FIRST FLOOR MAISONETTE.

CONVENIENTLY LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE, EAST STREET FOR THE BARS, RESTAURANTS AND SHOPS WITH STUNNING VIEWS OF ST. MARYS CHURCH THE APARTMENT WAS FULLY REFURBISHED AND CONVERTED IN 2011.

THE PROPERTY BENEFITS FROM AN 18' X 14' WESTERLY ASPECT LIVING DINING ROOM WITH VIEWS, MODERN KITCHEN, 13'9 X 12'1 WESTERLY ASPECT DOUBLE BEDROOM ALSO WITH VIEWS AND A LARGE WALK IN WARDROBE / UTILITY ROOM, MODERN BATHROOM AND AN

- EAST STREET, TOWN CENTRE LOCATION
- WESTERLY ASPECT WITH VIEWS OF ST. MARYS CHURCH
- 18' X 14' LIVING DINING ROOM
- MODERN FITTED KITCHEN
- 13'9 X 12'1 DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- OFFICE / STUDY ROOM WITH VELUX WINDOW
- MODERN FITTED BATHROOM
- NO ONWARD CHAIN
- PLEASE CALL TO VIEW 01273 461144

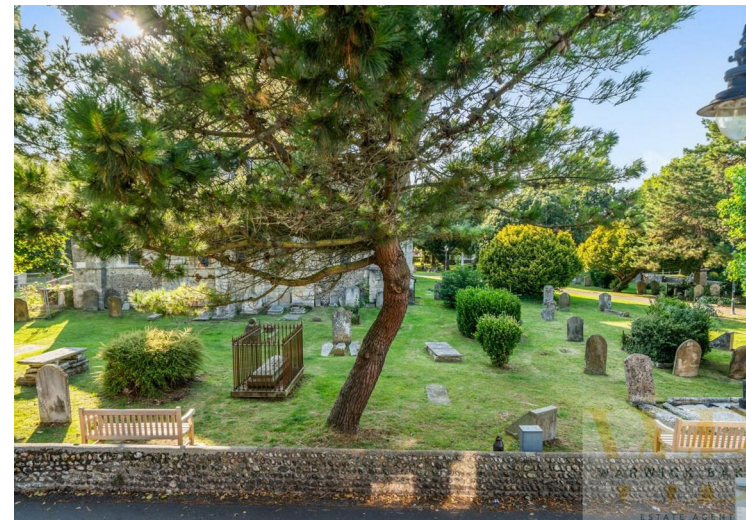
LEASEHOLD / OUTGOINGS

LEASE - 125 years from 25 March 2011 - 111 YEARS
REMAINING

GROUND RENT - £150 PER ANNUM

MAINTENANCE - £250 PER ANNUM

BUILDINGS INS - APPROX £520 PER ANNUM

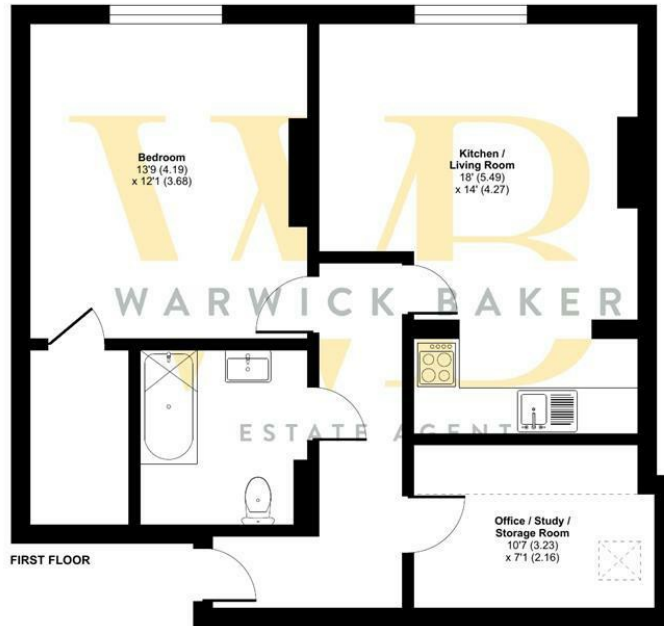


East Street, Shoreham-by-Sea, BN43

Approximate Area = 606 sq ft / 56.2 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Total = 659 sq ft / 61.1 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR

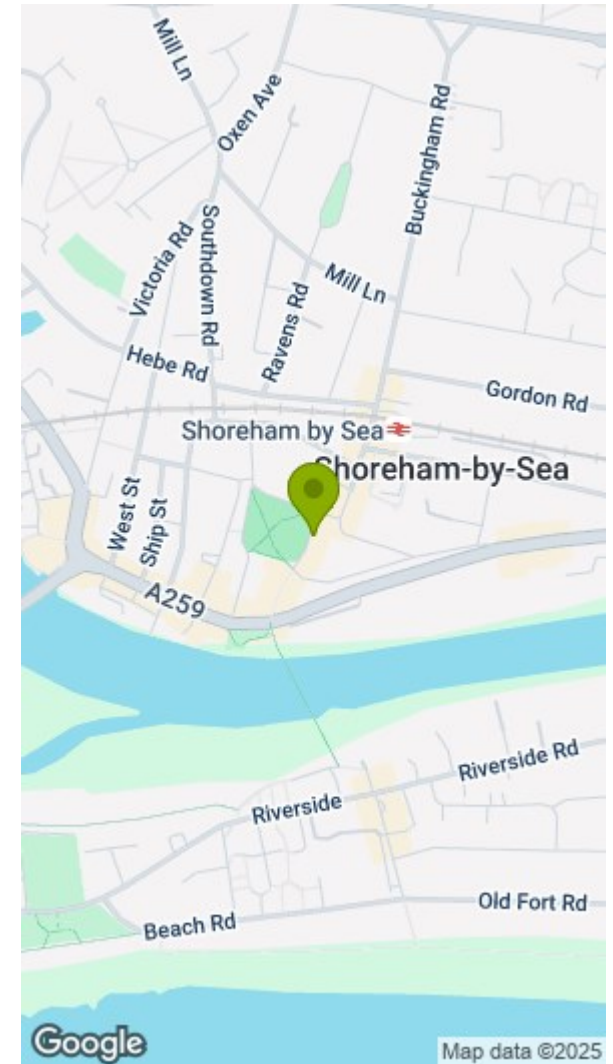
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1179328

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 ₂) Rating	
Current	Potential	Current	Potential
81	81		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC