24 Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43 5DD

WARWICK BAKER
ESTATE AGENT

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£275,000

*** £275,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DOUBLE ASPECT APARTMENT IN SUSSEX WHARF, SORLINGS REACH.

THE PROPERTY BOASTS TWO DOUBLE BEDROOM, MASTER WITH EN SUITE, 27FT OPEN PLAN LIVING / DINING KITCHEN. SITUATED ON THE FIRST FLOOR THE APARTMENT IS LIGHT, BRIGHT AND HAS AMAZING VIEWS OF THE RIVER. THERE IS A PARKING SPACE OF WHICH IS UNDER COVER.

OFFERED WITH NO CHAIN, THE PROPERTY NEEDS TO BE VIEWED TO BE APPRECIATED - 01273 461144

- DOUBLE ASPECT APARTMENT
- NO CHAIN
- CALL NOW TO VIEW
- TWO DOUBLE BEDROOMS
- STUNNING RIVER VIEWS
- 01273 461144
- MASTER WITH EN SUITE
- PARKING
- BEDROOM 2 SOUTHERLY ASPECT
- 27FT OPEN PLAN LIVING SPACE

COMMUNAL ENTRANCE
Stairs rising to the First Floor.

ENTRANCE HALL
Door to front, doors to all rooms, storage cupboards, double doors to

OPEN PLAN LIVING /DINING / KITCHEN
27'06 x 12'08 (8.38m x 3.86m)
Double glazed patio doors leading out onto

BALCONY
With stunning views of the River Adur.

KITCHEN AREA
Extensive range of wall and base level units, work surfaces, inset sink unit, inset 4 ring hob, oven under, extractor over, integrated appliances, centre island unit.

MASTER BEDROOM
17' x 10' (5.18m x 3.05m)
Double glazed window with River views, fitted wardrobes, door to

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

BEDROOM 2
15' x 9'08 (4.57m x 2.95m)
Double glazed windows with a Southerly aspect, fitted wardrobes.

BATHROOM
Matching suite, panel enclosed bath with shower over, vanity unit with inset wash hand basin, low level W.C.

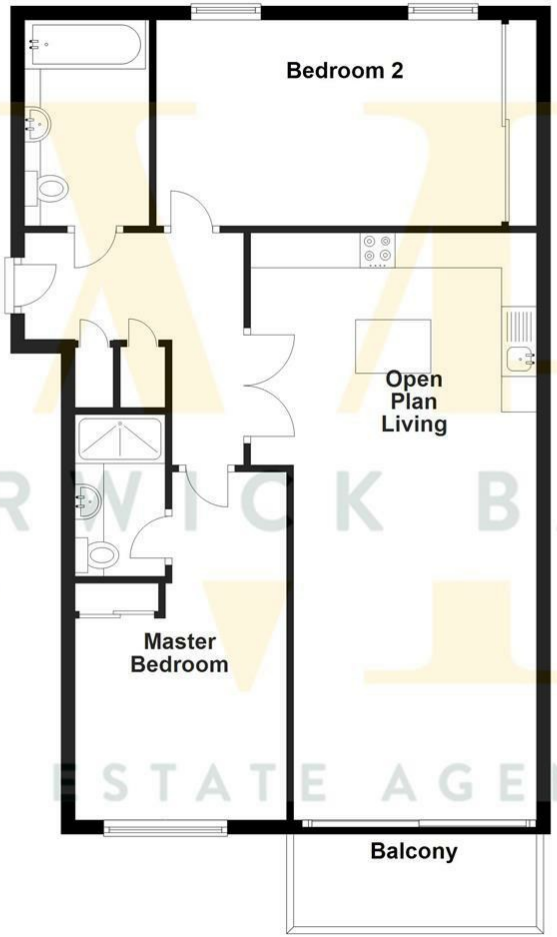
OUTSIDE

PARKING
There is parking for one car of which is under cover.

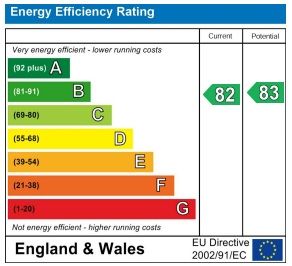
TENURE
LEASEHOLD - 110 YEARS REMAINING
GROUND RENT - £150 PA
MAINTENANCE - £2000 PA APPROX

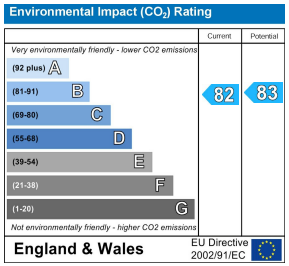
First Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.4 sq. feet)





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