23 Hancock Way | | Shoreham-By-Sea | BN43 5JG

WARWICK BAKER
ESTATE AGENT

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Offers In The Region Of £279,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TOP FLOOR APARTMENT ON SHOREHAM BEACH.

OFFERED WITH NO ONWARD CHAIN THE PROPERTY BOASTS LIGHT SPACIOUS ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, MASTER WITH EN-SUITE, LIVING DINING ROOM WITH SOUTHERLY ASPECT BALCONY, MODERN FITTED KITCHEN, BATHROOM AND FULL WIDTH LOFT SPACE.

- STUNNING TOP FLOOR APARTMENT
- QUIET LOCATION
- CALL NOW TO VIEW
- TWO DOUBLE BEDROOMS
- FULL WIDTH LOFT SPACE
- 01273 461144
- 15'3 LIVING ROOM WITH JULIET BALCONY
- CLOSE TO THE BEACH
- RIVER AND SEA VIEWS
- NO CHAIN

COMMUNAL ENTRANCE
Stairs to the second floor landing.

ENTRANCE HALL
Doors giving access to Living / DiningRoom, both Bedrooms, Bathroom, storage cupboards and window with views of the River Adur.

LIVING / DINING ROOM
15'3 x 12'8 (4.65m x 3.86m)
Double aspect room with both Southerly and Easterly views, South facing Juliet style balcony, door to

KITCHEN
10'7 x 6'2 (3.23m x 1.88m)
Modern range of wall and base units, work surfaces, inset hob, extractor over, oven under, inset sink unit, integral appliances, fridge freezer and dish washer. Rear aspect window with river views.

BEDROOM 1
12' x 8'8 (3.66m x 2.64m)
Southerly aspect window, door to

EN-SUITE
Modern suite, walk in shower cubicle, wash hand basin, low level W.C.

BEDROOM 2
12' x 7'4 (3.66m x 2.24m)
Southerly aspect window.

BATHROOM
Modern suite, panel enclosed bath, wash hand basin, low level W.C. Rear aspect window with river views.

OUTSIDE

PARKING
There is allocated parking for One car.

LEASEHOLD
LEASE LENGTH - 999 FROM JAN 2000 - 977 YEARS REMAIN

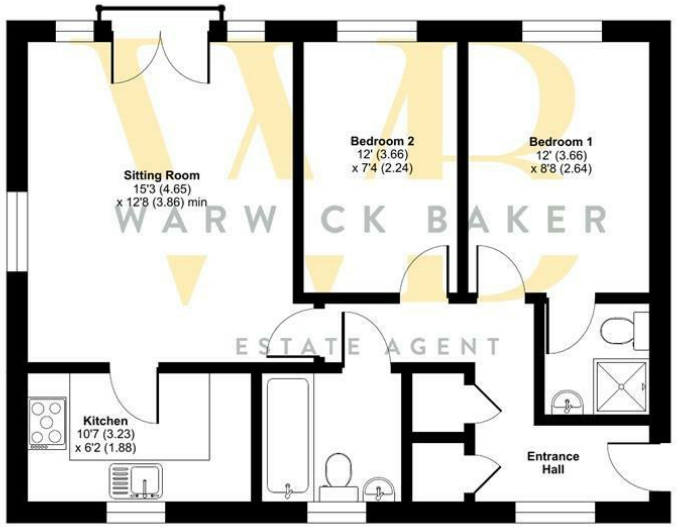
MAINTENANCE - £1,328 PER ANNUM

GROUND RENT - £200 PER ANNUM

Hancock Way, Shoreham-by-Sea, BN43

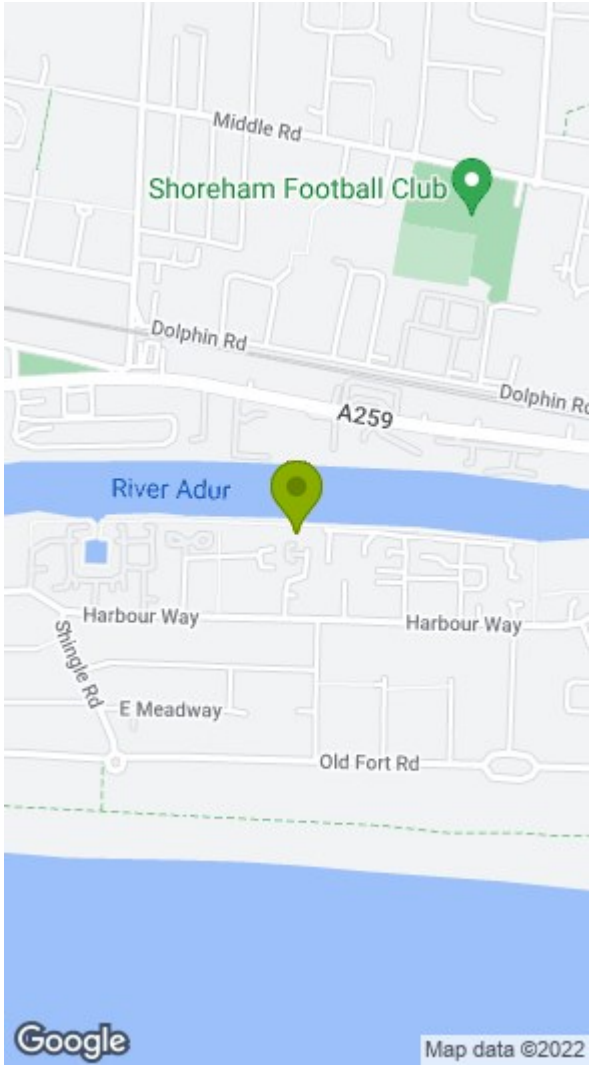
Approximate Area = 652 sq ft / 60.6 sq m

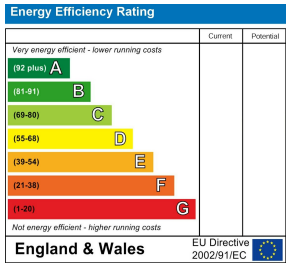
For identification only - Not to scale

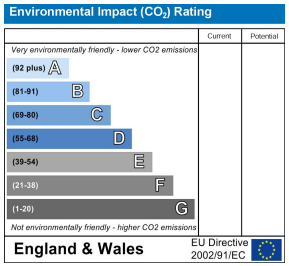


FIRST FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 854353







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