



14 Widewater Court West Beach | | Shoreham-By-Sea | BN43





## 14 Widewater Court West Beach | | Shoreham-By-Sea | BN43 5LS

£349,950

\*\*\* £349,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TOP FLOOR APARTMENT IN WIDEWATER COURT.

OFFERED WITH STUNNING SOUTH WESTERLY VIEWS OVER SHOREHAM BEACH THE PROPERTY CONSISTS OF A 24' DOUBLE ASPECT LIVING / DINING ROOM, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS AND A GARAGE.

OFFERED WITH NO CHAIN, CALL NOW TO VIEW. 01273 461144

- WIDEWATER COURT
- 24' LIVING DINING ROOM
- NO CHAIN
- STUNNING VIEWS
- MODERN FITTED KITCHEN
- CALL NOW 01273 461144
- TOP FLOOR APARTMENT
- SOUTH WESTERLY ASPECT BALCONY
- TWO DOUBLE BEDROOMS
- GARAGE & PARKING

## COMMUNAL ENTRANCE

Stairs to the third floor.

## ENTRANCE HALL

Door to front, doors giving access to all rooms, storage cupboard.

## LIVING / DINING ROOM

24'4 x 11' (7.42m x 3.35m)

Patio doors leading out onto South Westerly aspect balcony with views, Easterly aspect window with views.

## KITCHEN

10'11 x 7'2 (3.33m x 2.18m)

Rnage of wall and base units, work surfaces, inset sink unit, inset hob, oven and extractor, space for appliances, storage cupboards, Easterly aspect window with views.

## BEDROOM ONE

13'5 x 10'10 (4.09m x 3.30m)

South Westerly aspect window with views, built in wardrobes.

## BEDROOM TWO

13'5 x 9'4 (4.09m x 2.84m)

South Westerly aspect window with views, built in wardrobes.

## BATHROOM

Matc hing suite, panel enclosed bath, wash hand basin, W.C, obscured glass window.

## OUTSIDE

## GARAGE

Located under croft with up and over door.

## OUTGOINGS / LEASEHOLD

MAINTENANCE INCLUSIVE OF GROUND RENT £1100 approx. per half year

LEASE - 999 YEARS FROM 1961

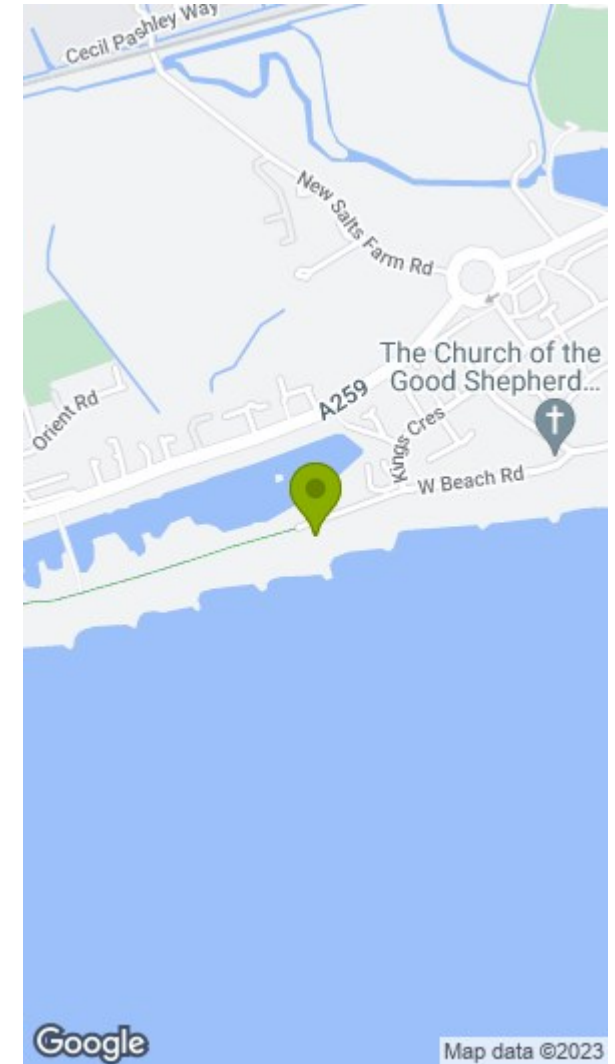


# Widewater Court, West Beach, Shoreham-by-Sea, BN43

Approximate Area = 792 sq ft / 73.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1033014



## 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	