



9, Marine Court Beach Green | | Shoreham-By-Sea | BN43

FLO



ESTATE AGENT



9, Marine Court Beach Green | | Shoreham-By-Sea | BN43 5LQ

£284,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED APARTMENT OCCUPYING PART OF THE FIRST FLOOR OF A PURPOSE BUILT BLOCK. THE FLAT BENEFITS FROM SECURITY DOOR ENTRY PHONE SYSTEM, 36' ENTRANCE HALL, TWO DOUBLE BEDROOMS, 15' SOUTH FACING LOUNGE, KITCHEN/DINER, FULLY TILED SHOWER ROOM, FULLY TILED SEPARATE CLOAKROOM RESIDENTS OFF ROAD PARKING AREA AND GARAGE IN COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- 36' ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 15' SOUTH FACING LOUNGE
- ENCLOSED BALCONY
- KITCHEN/DINER
- FULLY TILED SHOWER ROOM AND FULLY TILED CLOAKROOM
- RESIDENTS OFF ROAD PARKING
- GARAGE IN COMPOUND
- IDEAL FOR FIRST TIME BUYERS

Front door leading to:

ENTRANCE HALL

36'5" in length (11.10 in length)

Being of irregular shape, security entry phone system, ' KYROS ECO DESIGN ' night storage heater, dado rail, frosted glazed windows affording borrowed light from the lounge, door giving access to walk in storage cupboard housing electric meter and electric trip switches, vinyl flooring, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, storage cupboard over with slatted shelving, door giving access to storage cupboard with hanging and shelving space.

Pasrt frosted glazed door off entrance hall to:

LOUNGE

15'0" x 11'8" (4.58 x 3.58)

Windows to the front having a favoured southerly aspect, ' KYROS ECO DESIGN ' night storage heater.

Part glazed door off lounge to:

ENCLOSED BALCONY

8'10" x 2'7" (2.71 x 0.81)

Double glazed windows to the front having a favoured southerly aspect, vinyl flooring.

Door off entrance hall to:

KITCHEN/DINER

11'9" x 8'11" (3.59 x 2.73)

Comprising stainless steel sink unit with mixer tap inset into granite effect worktop, range of slow closing drawers and cupboards under, space and

plumbing for washing machine to the side, matching adjacent granite effect work top with inset ' BEKO ' electric four ring hob, storage cupboard under with pull out carousel unit, tiled splash back, ' TEKA ' built in extractor fan with light over, complimented by matching wall unit to the side with under counter lighting, ' TEKA ' stainless steel electric oven to the side, slow closing storage cupboards under and over, storage space for tall fridge/freezer to the side, shelf over, water meter over, laminate wood flooring, double glazed windows to the rear having glimpses of The South Downs, double glazed window to the side having an easterly aspect, spot lighting.

Door off entrance hall to:

BEDROOM 1

14'9" x 11'8" (4.51 x 3.58)

Double glazed windows to the front having a favoured southerly aspect, ' KYROS ECO DESIGN ' night storage heater, door giving access to storage cupboard with hanging and shelving space, two built in double doored wardrobes with hanging and shelving space, two built in dressing table with glass display shelving over, three sets of double doored storage cupboards over the bed area.

Door off entrance hall to

BEDROOM 2

10'4" x 8'7" (3.16 x 2.64)

Double glazed windows to the side having an easterly aspect, ' KYROS ECO DESIGN ' night storage heater.

Door off entrance hall to:

SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with hot and cold taps, frosted double glazed window, vinyl flooring, step in fully tiled shower cubicle with wall mounted ' MIRA SPORT ' shower unit with separate shower attachment, sliding glass shower door.

Door off entrance hall to:

SEPARATE CLOAKROOM

Being fully tiled, comprising low level wc, frosted double glazed window, vinyl flooring.

GARAGE IN COMPOUND

16'4" x (5.00 x)

Up and over door

Residents off road parking area.

OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £520 EVERY THREE MONTHS

GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 17/12/59



