2, Bonaventure Sussex Wharf | | Shoreham | BN43 5BH

WARWICK BAKER
ESTATE AGENT

2, Bonaventure Sussex Wharf | | Shoreham | BN43 5BH

£225,000

*** £225,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE RAISED GROUND FLOOR PURPOSE BUILT FLAT BUILT CIRCA. 2007. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 15' LOUNGE WITH DIRECT RIVER VIEWS, DOUBLE BEDROOM WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN BATHROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- 15' LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN
- BALCONY WITH RIVER VIEWS
- DOUBLE BEDROOM
- MODERN BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL
13'3" in length (4.05 in length)
Single panel radiator, security door entry phone system, door giving access to storage cupboard with slatted shelving, door giving access to storage cupboard with high level trip switches, ' KARNDEAN ' flooring.

Door off entrance hall to:

LOUNGE
15'9" x 10'4" (4.82 x 3.15)
Double glazed window to the front with direct views of The River Adur and glimpses of The South Downs, two single panel radiators.

Sliding double glazed patio door off the lounge to:

FRONT BALCONY
7'4" x 4'0" (2.25 x 1.24)
Laid to wood decking, enclosed by steel balustrade with wood handrail, with direct views of The River Adur and glimpses of The South Downs.

Square opening off lounge to:

KITCHEN
10'2" x 6'11" (3.11 x 2.12)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboard under, built in integrated ' BOSCH ' washing machine to the side, tiled splash back, matching adjacent work top with inset ' BOSCH ' stainless steel gas four ring hob, ' BOSCH ' electric oven under, storage cupboard to the side, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' extractor, storage cupboard to the side housing ' VAILLANT ' gas fired combination boiler, further adjacent matching granite effect work top to the side, range of drawers and cupboard under, tiled splash back, complimented by matching wall unit over with under counter lighting, built in integrated ' BOSCH ' fridge/freezer to the side, tiled flooring, spot lighting extractor fan.

Door off entrance hall to:

BEDROOM
11'3" x 9'5" (3.44 x 2.88)
Being ' L' shaped, double glazed windows to the front with direct views of The River Adur and glimpses of The South Downs, single panel radiator, built in sliding double doored ward robe with hanging and shelving space.

Door off entrance hall to:

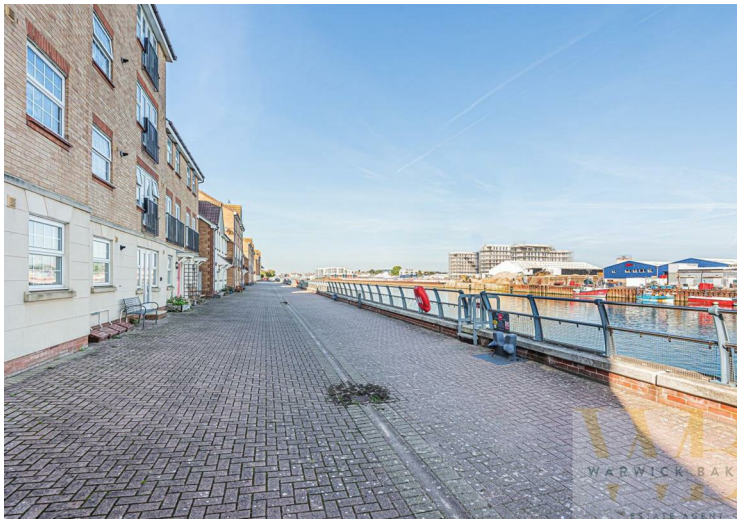
BATHROOM
Being part tiled, comprising panel bath with mixer taps and twin hand grips, built in shower with separate shower attachment, sliding glass shower screen, vanity unit with inset wash hand basin and mixer tap, storage cupboards under, low level wc, heated hand towel rail, tiled flooring, spot lighting, extractor fan.

ALLOCATED PARKING SPACE
No: 70

OUTGOINGS
MAINTENANCE:- £623 EVERY SIX MONTHS

GROUND RENT:- £150 PER ANNUM

LEASE:- 107 YEARS REMAINING



Sussex Wharf, Shoreham-by-Sea, BN43

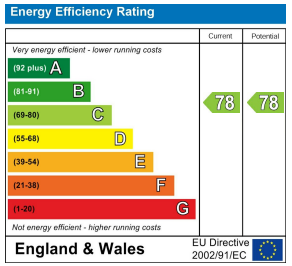
Approximate Area = 472 sq ft / 43.8 sq m

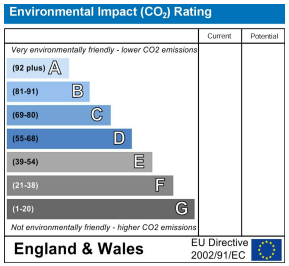
For identification only - Not to scale

WARWICK BAKER ESTATE AGENT

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: 900744





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