



9 Hastings Court Harbour Way | | Shoreham-By-Sea | BN43

FCO



ESTATE AGENT



## 9 Hastings Court Harbour Way | | Shoreham-By-Sea | BN43 5BG

£255,950

\*\*\* £255,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED TOP FLOOR APARTMENT IN SUSSEX WHARF.

LOCATED ON SHOREHAM BEACH THE PROPERTY HAS TWO DOUBLE BEDROOMS, MASTER WITH EN SUITE, 20'6 OPEN PLAN KITCHEN/LIVING/DINING ROOM, FAMILY BATHROOM AND PARKING.

OFFERED WITH NO CHAIN, VACANT - CALL NOW TO VIEW - 01273 461144

- TOP FLOOR APARTMENT
- EN SUITE TO BEDROOM 1
- 01273 461144
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- 20'6 OPEN PLAN LIVING/DINING/KITCHEN
- NO ONWARD CHAIN - VACANT
- SOUTHERLY ASPECT LIVING SPACE
- PLEASE CALL TO VIEW

## COMMUNAL ENTRANCE

Entry phone system, stairs to Second Floor.

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboard.

## LIVING / DINING / KITCHEN

20'6" x 13'6" (6.25m x 4.11m)

Open plan room with Southerly aspect windows.

Modern range of wall and base units, work surfaces, inset 4 ring hob, oven under, extractor over, inset sink unit, integrated appliances, space for appliances.

## BEDROOM 1

16'7" x 10'08" (5.05m x 3.25m)

Southerly aspect window, fitted double wardrobe, door to

## EN SUITE SHOWER

Walk in shower unit, vanity unit with inset wash hand basin, cupboards under, W.C.

## BEDROOM 2

10'1" x 7' (3.07m x 2.13m)

Rear aspect window.

## BATHROOM

Matching white suite, panel enclosed bath, vanity unit with inset wash hand basin, cupboards under, W.C. Rear aspect window.

## OUTSIDE

## PARKING

There is parking at the rear for one car. No: 291

## LEASEHOLD - OUTGOINGS

LEASE HOLD - 107 YEARS REMAINING

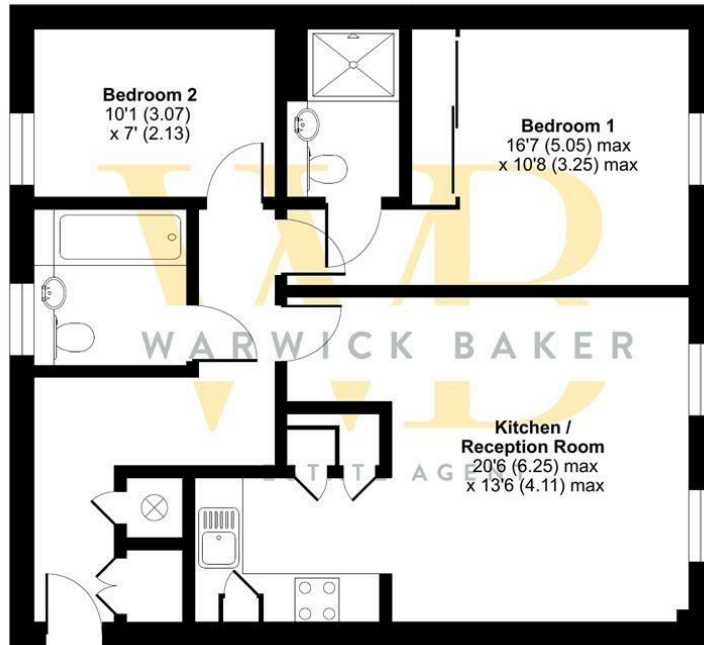
GROUND RENT - £150 PER ANNUM

MAINTENANCE - 01/01/2022 to 30/06/2022 and totals £988.10 / 01/07/2021 to 31/12/2021 and totals £930.46



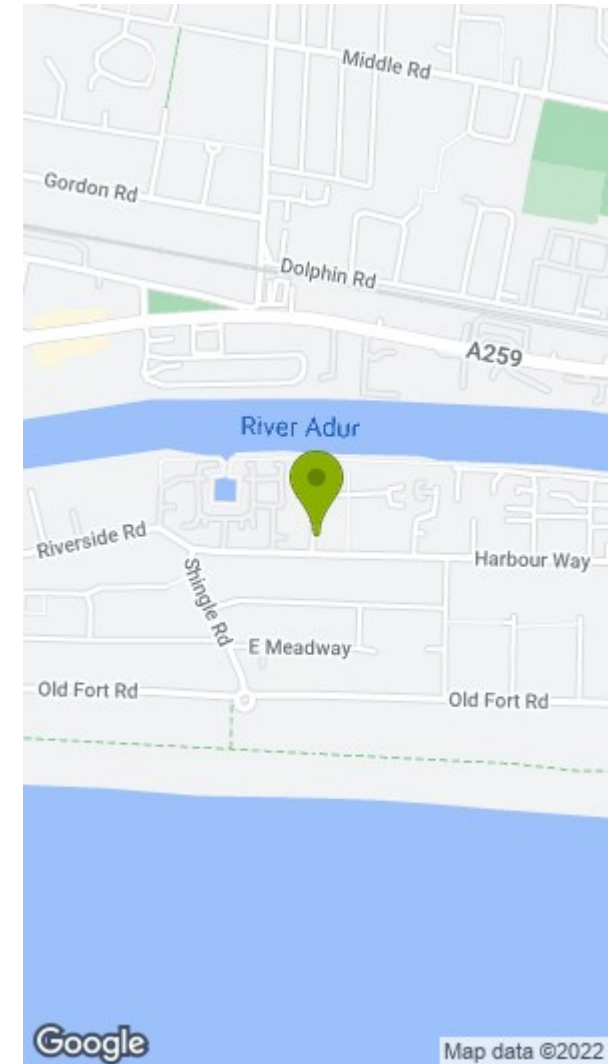
# Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 670 sq ft / 62.2 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 872022.



## 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	