



4 Jevington Court Kingston Lane | | Shoreham | BN43 6RS



ESTATE AGENT



## 4 Jevington Court Kingston Lane | | Shoreham | BN43 6RS

£220,000

\*\*\* £220,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST FLOOR PURPOSE BUILT. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, LOUNGE WITH DIRECT HARBOUR VIEWS, DOUBLE BEDROOM, MODERN KITCHEN, MODERN BATHROOM, RESIDENTS GARDENS AND PARKING. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- SOUTH FACING LOUNGE WITH SEA VIEWS
- DOUBLE BEDROOM
- KITCHEN WITH SEA VIEWS
- MODERN BATHROOM
- RESIDENTS GARDENS AND PARKING
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- SHARE OF FREEHOLD

Front door leading to:

### ENTRANCE HALL

**15'5" in length (4.70 in length)**

Being ' S ' shaped, security door entry phone system, door giving access to storage cupboard with shelf, door giving access to airing cupboard housing ' ESPRIT ' pressurised hot water cylinder, slatted shelving, borrowed light from bedroom and bathroom.

Door off entrance hall to:

### LOUNGE

**13'7" x 11'11" into the bay (4.14m x 3.63m into the bay)**

Double glazed windows to the front having a favoured southerly aspect, direct views of Shoreham Harbour and The English Channel, ' DIMPLEX ' night storage heater.

Door off lounge to:

### KITCHEN

**10'11" x 5'2" (3.33m x 1.57m)**

Comprising stainless steel sink unit with hot and cold taps, inset into work top with drawer and storage cupboards under, tiled splash back, matching work top to the side with drawers and cupboards under, free standing ' BEKO ' four ring electric hob with twin ovens, space for washing machine to the side, tiled splash back, complimented by matching wall units over, further adjacent matching work top to the side, storage cup board under, space for tall fridge/freezer to the side, double glazed windows to the front having a favoured southerly aspect, direct views of Shoreham Harbour and The English Channel, vinyl flooring.

Door off entrance hall to:

### BEDROOM

**13'4" x 9'7" (4.06m x 2.92m)**

Double glazed windows to the rear.

Door off entrance hall to:

### BATHROOM

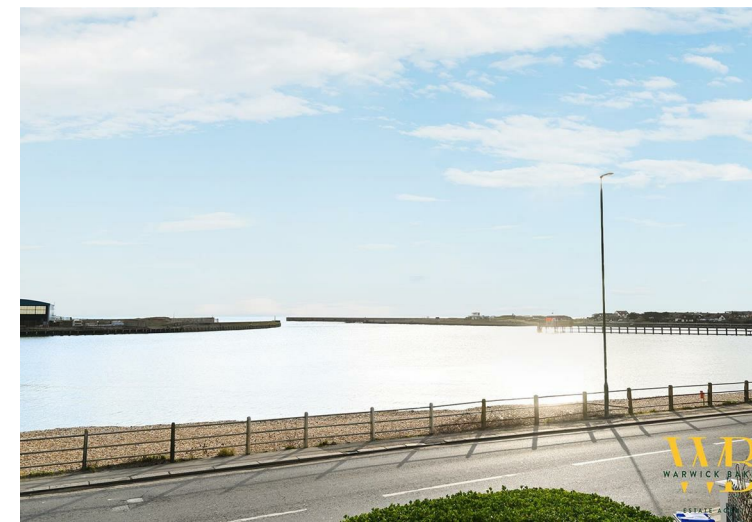
Comprising bath with twin hand grips, mixer tap with separate shower attachment, glass shower screen, wall mounted wash hand basin with hot and cold taps, low level wc, frosted double glazed window, ' DIMPLEX ' convactor heater, vinyl flooring.

### OUTGOINGS

MAINTENANCE:- £588 EVERY SIX MONTHS

GROUND RENT:- N/A

LEASE:- 999 YEARS FROM 1ST JANUARY 2010 ( SHARE OF FREEHOLD )

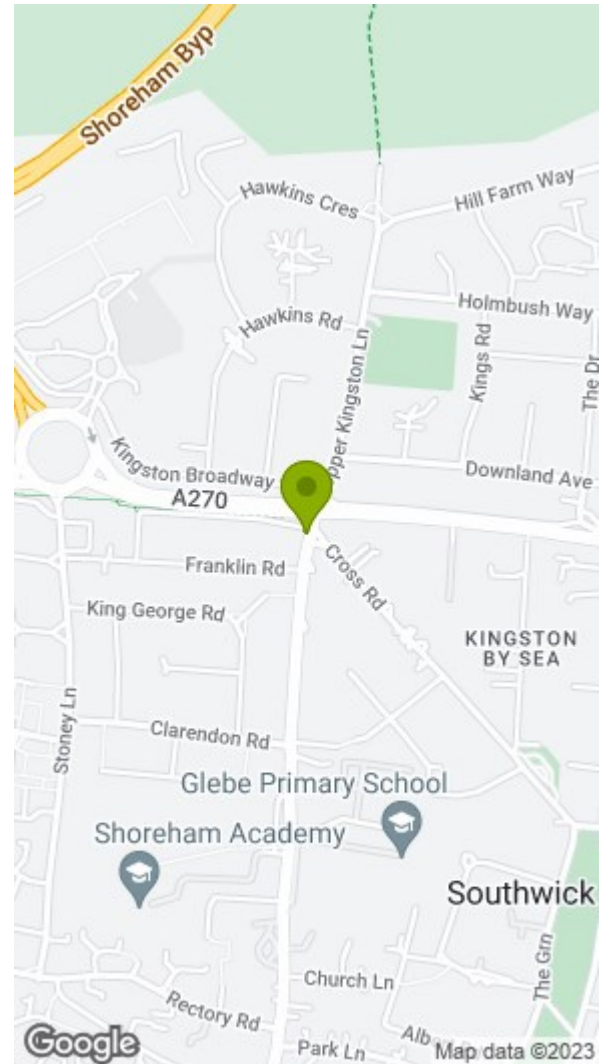


**Jevingston Court, BN43**  
 Approximate Gross Internal Area = 40 sq m / 433 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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