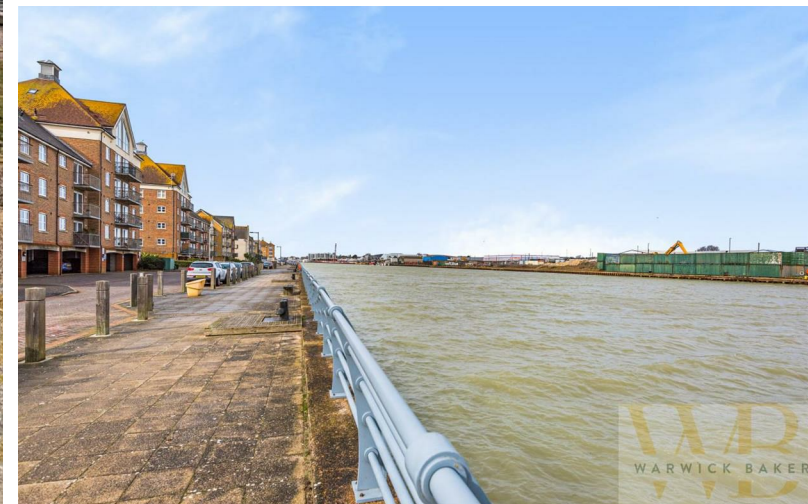




Flat 19 Garland Point Sussex Wharf | | Shoreham-By-Sea

LDN12 5DF





## Flat 19 Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43 5PF

£219,950

\*\*\* £219,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE PURPOSE BUILT 2ND FLOOR FLAT IN GARLAND POINT.

THE PROPERTY BENEFITS FROM AN OPEN PLAN LIVING / DINING / KITCHEN SPACE WITH ONE DOUBLE BEDROOM, MODERN BATHROOM, ALLOCATED PARKING SPACE.

GARLAND POINT IS AT THE END OF THE DEVELOPMENT AT SUSSEX WHARF AND HAS STUNNING VIEWS OF THE RIVER ESTUARY, BRIGHTON AND ACCESS TO SILVERSANDS BEACH.

WARWICK BAKER ESTATE AGENTS - 01273 461144

- ONE DOUBLE BEDROOM
- 2ND FLOOR WITH LIFT
- IDEAL FOR BUY TO LET INVESTORS
- VACANT POSSESSION
- EXCELLENT LOCATION
- CAAL TO VIEW - 01273 461144
- STUNNING RIVER AND ESTUARY VIEWS
- ALLOCATED PARKING SPACE
- MODERN BATHROOM
- IDEAL FOR FIRST TIME BUYERS

## COMMUNAL ENTRANCE

Stair or lift to the Second Floor.

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards.

## LIVING ROOM

**25' x 17'8 (7.62m x 5.38m)**

Open plan, stunning views overlooking the River Adur. views over the South Downs and Easterly back towards Brighton and the River Estuary.

## KITCHEN AREA

Modern extensive range of wall and base level units, work surfaces with inset sink and drainer unit, inset 4 ring gas hob, oven under and extractor over, integrated appliances including dishwasher, washer/dryer, fridge and freezer.

## BEDROOM

**13'3 x 9'3 (4.04m x 2.82m)**

Double glazed windows overlooking the River Adur and views over the South Downs and Easterly back towards Brighton and the River Estuary, fitted double wardrobes.

## BATHROOM

Matching modern suite, comprising panel bath with shower over and sliding shower screen, vanity unit with inset wash hand basin, low level W.C.

## OUTSIDE

### PARKING

There is allocated parking for one car.

### LEASEHOLD

LEASE - 125 YEARS FROM 2006

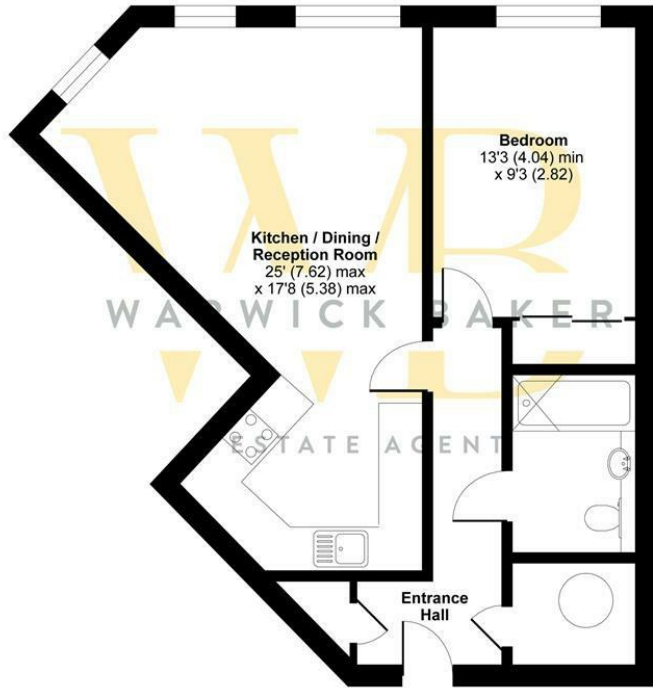
MAINTENANCE - £1,108 PER ANNUM APROX

GROUND RENT - £150 PER ANNUM



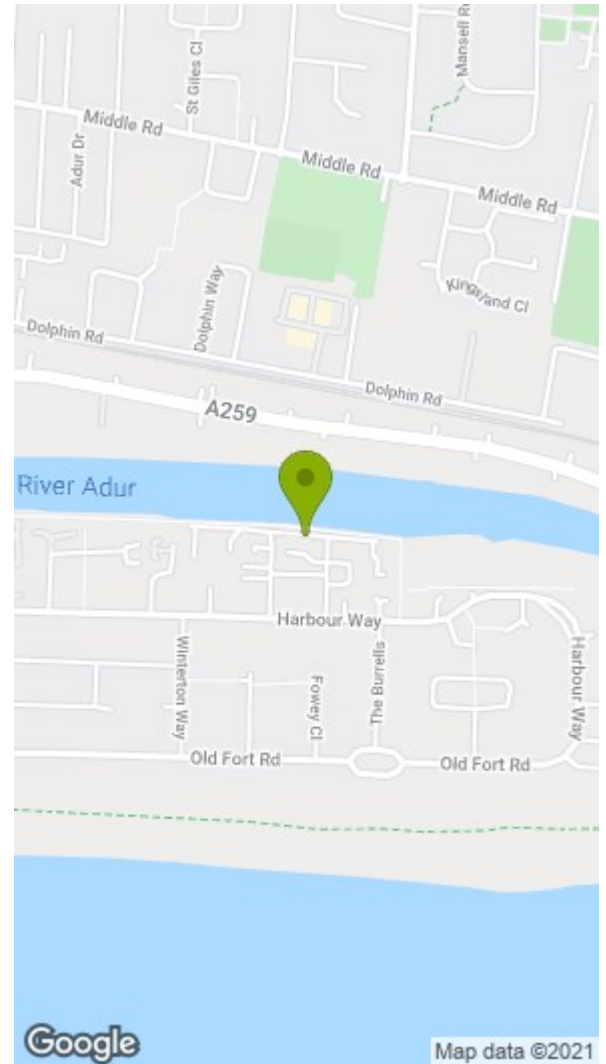
# Garland Point, Shoreham-by-Sea, BN43

Approximate Area = 600 sq ft / 55.7 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). © richcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 701647



## 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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
(54-68) <b>D</b>		(54-68) <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