



2 Tintagel Court, 2A Gordon Road | | Shoreham-By-Sea  
BN14 9WF



ESTATE AGENT



## 2 Tintagel Court, 2A Gordon Road | | Shoreham-By-Sea | BN43 6WE

£210,000

\*\*\* OFFERS IN EXCESS OF £210,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS ONE BEDROOM GROUND FLOOR APARTMENT.

SITUATED IN GORDON ROAD IN THE TOWN CENTRE NEXT TO THE RAILWAY STATION THE PROPERTY HAS BEEN COMPLETELY RENOVATED WITH A NEW MODERN KITCHEN AND BATHROOM.

THE PROPERTY HAS AN ALLOCATED PARKING SPACE FOR ONE CAR AND THE CURRENT VENDOR IS ORGANISING A BRAND NEW LEASE FOR COMPLETION.

CALL NOW TO VIEW - 01273 461144

- GORDON ROAD, TOWN CENTRE
- MODERN NEW KITCHEN
- NEW LEASE ON COMPLETION
- ONE BEDROOM APARTMENT
- MODERN NEW BATHROOM
- CALL NOW TO VIEW - 01273 461144
- GROUND FLOOR
- MINUTES FROM THE RAILWAY STATION
- COMPLETELY RENOVATED
- ONE ALLOCATED PARKING SPACE

## PRIVATE ENTRANCE

Personal door,

## ENTRANCE LOBBY

Door to front, storage cupboard, door to

## LIVING / DINING ROOM

18'7 x 15'9 (5.66m x 4.80m)

Front aspect bay window, door to inner lobby, door to

## KITCHEN

10'3 x 6'1 (3.12m x 1.85m)

Refitted modern kitchen, range of wall and base units, work surfaces, inset sink unit, inset hob, oven under, extranctor, spaces for appliances. Rear asepect window.

## INNER LOBBY

Doors to Bedroom, Bathroom and storage cupboards.

## BEDROOM

12'7 x 10'3 (3.84m x 3.12m)

Southerly aspect window, fitted shelving and hanging units.

## BATHROOM

Refitted modern suite, panel enclosed bath with shower, wash hand basin with vanity unit under, W.C.

## PARKING

There is one allocated space in the car park adjacent to the building.

## LEASEHOLD / OUT GOINGS

LEASE - THE OWNER IS PROVIDING A NEW LEASE ON COMPLETION

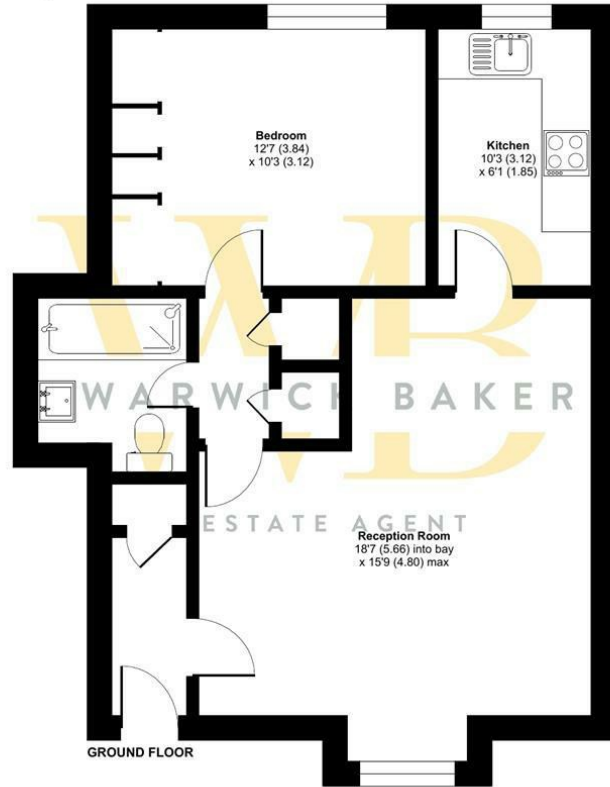
MAINTENANCE: APPROX £1,600 PER ANNUM (£500 OF WHICH GOES INTO A SINKING FUND)

GROUND RENT: £150 PER ANNUM

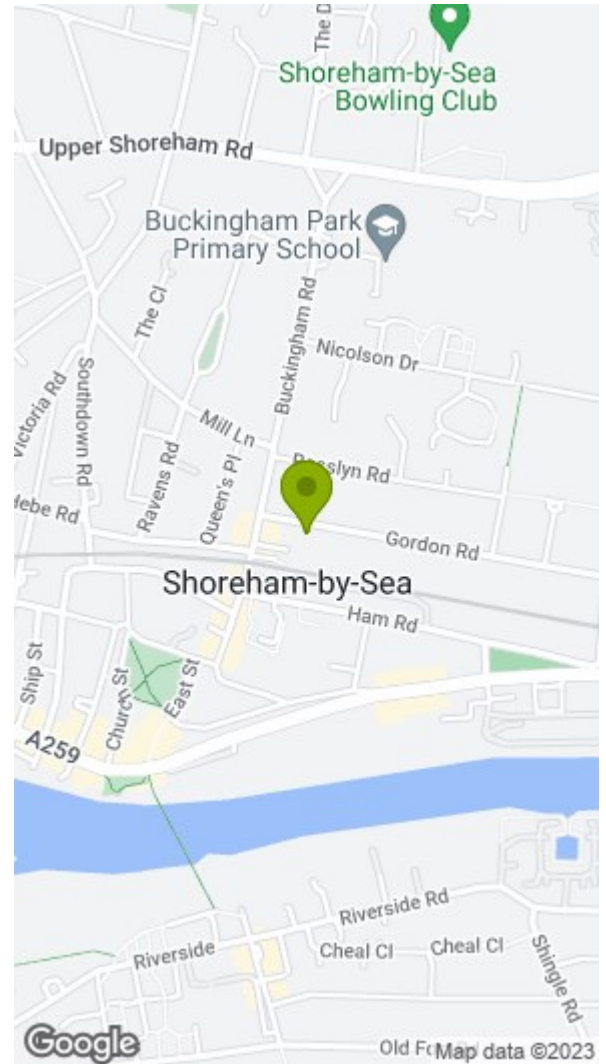


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Approximate Area = 561 sq ft / 52.1 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1041635



## 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		Current	Potential	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	