



7, Cheyne Court 29, Rectory Road | | Shoreham | BN43 6EB



ESTATE AGENT



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£249,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS APARTMENT , OCCUPYING PART OF THE GROUND FLOOR F THIS PURPOSE BUILT BLOCK. LOCATED ON THE SHOREHAM/SOUTHWICK BORDER, WITHIN 1 MILE OF SOUTHWICK TOWN CENTRE AND MAINLINE RAILWAY STATION ( LONDON VICTORIA - 82 MINUTES ). THE PROPERTY BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO DOUBLE BEDROOMS, 14' LOUNGE, MODERN KITCHEN, MODERN BATHROOM, GARAGE IN COMPOUND AND COMMUNAL LAWNs. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- NO UPWARD CHAIN
- ENTRANCE HALL
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- GARAGE IN COMPOUND
- 14' LOUNGE
- COMMUNAL LAWNs

Front door leading to:

### ENTRANCE HALL

**13'8" in length (4.17 in length)**

Built in double doored storage cupboard with slatted shelving and single panel radiator, double doored storage cupboard over with slatted shelving, further built in double doored storage cupboard housing electric meter and electric trip switches, with hanging rail, double doored storage cupboard over, security door entry phone system, frosted glass affording borrowed light from the lounge.

Part frosted glazed door off entrance hall to:

### LOUNGE

**14'0" x 9'10" (4.27 x 3.01)**

Double glazed windows to the front, feature coal effect electric fireplace with marble effect insert and hearth, wood surround and mantle, single panel radiator, spotlighting.

Doorway off entrance hall to:

### KITCHEN

**14'4" x 8'9" (4.38 x 2.69)**

Being of irregular shape comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, open cupboard over housing ' WORCESTER ' gas fired combination boiler,

adjacent matching granite effect work top with inset ' BOSCH ' four ring electric hob, ' BOSCH ' electric oven under, drawers and cupboards to the side, tiled splash back, completed by matching wall units over with under counter lighting, stainless steel canopied extractor hood, space for tall fridge/freezer to the side, double glazed windows to the rear having a favoured southerly aspect, laminate wood flooring, spot lighting.

Part frosted glazed door off entrance hall to:

### BEDROOM 1

**14'3" x 9'11" (4.35 x 3.04)**

Double glazed windows to the front, double panelled radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over.

Part frosted glazed door off entrance hall to:

### BEDROOM 2

**10'6" x 9'11" (3.21 x 3.03)**

Double glazed windows to the rear having a favoured southerly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over.

Door off entrance hall to:

### BATHROOM

Being part tiled, comprising bath with wood

panelling and hot and cold taps, wall mounted ' AQUA ' independent shower unit with separate shower attachment, shower rail and curtain, free standing wood topped vanity unit with circular enamelled sink unit with contemporary style mixer tap, heated hand towel rail, frosted double glazed windows.

### GARAGE IN COMPOUND

**18' x 9' (5.49m x 2.74m)**

With up and over door.

### COMMUNAL LAWN

### OUTGOINGS

MAINTENANCE:- £1,687.77 PER ANNUM

GROUND RENT:- NON APPLICABLE

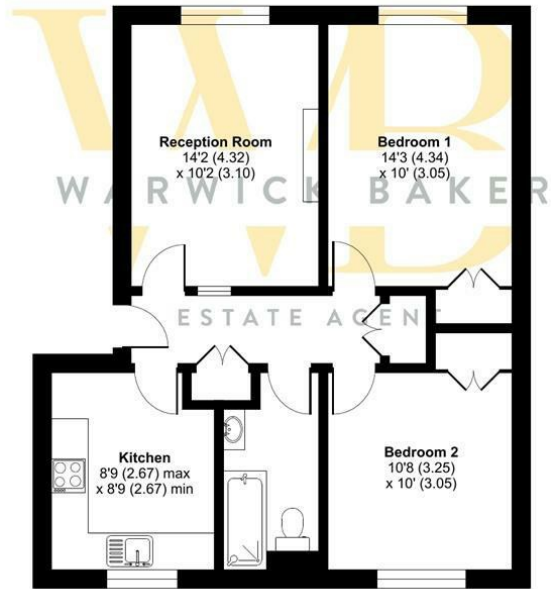
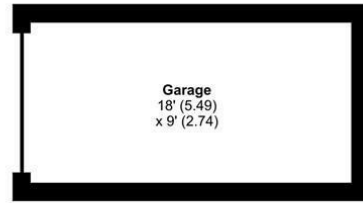
LEASE:- 183 YEARS REMAINING

THERE IS A 1/12th SHARE OF FREEHOLD INCLUDED



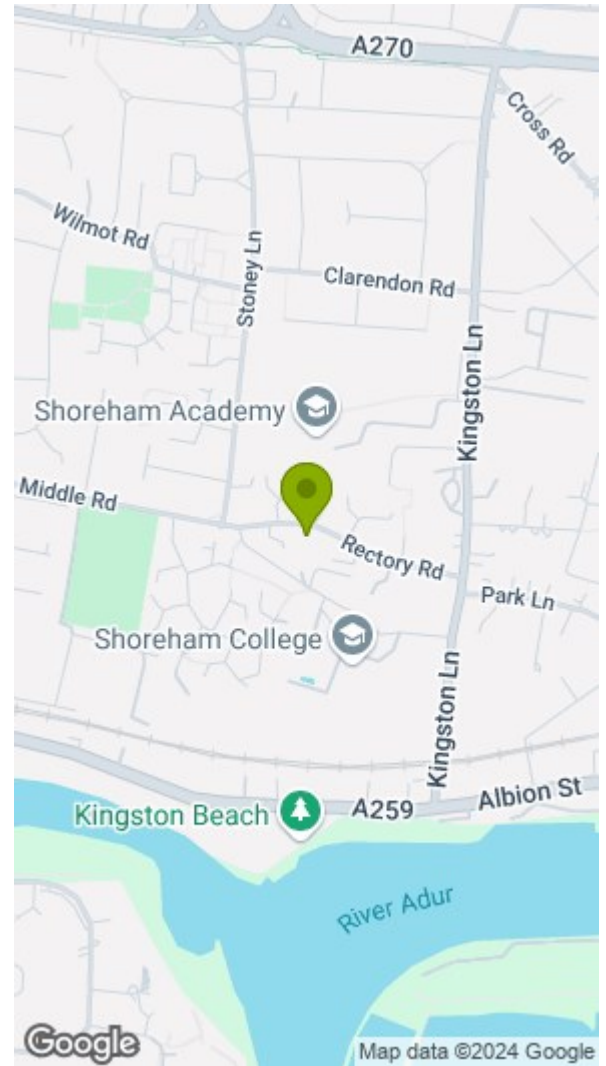
# Rectory Road, Shoreham-by-Sea, BN43

Approximate Area = 655 sq ft / 60.8 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1136866



## 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) 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	