



7, Quayside Hancock Way | | Shoreham-By-Sea | BN43 5JG



ESTATE AGENT



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£250,000

\*\*\* £250,000 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS 2-BEDROOM APARTMENT NESTLED IN THE CHARMING AND HIGHLY SOUGHT-AFTER LOCATION OF SHOREHAM BEACH. THIS DELIGHTFUL HOME BOASTS A WONDERFULLY BRIGHT AND SPACIOUS LOUNGE, WHERE DOUBLE DOORS INVITE YOU TO STEP OUT ONTO A LOVELY JULIET BALCONY—PERFECT FOR SAVOURING A MORNING COFFEE OR ENJOYING SUNSET VIEWS.

- FIRST FLOOR APARTMENT
- 15'4 X 13'10 SOUTH FACING LIVING ROOM
- PARKING
- SHOREHAM, BEACH
- MODERN BATHROOM & ENSUITE
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- CLOSE TO THE BEACH
- MODERN KITCHEN
- WALKING DISTANCE TO THE FOOTBRIDGE

THE MODERN KITCHEN IS A CHEF'S DELIGHT, THOUGHTFULLY FITTED WITH INTEGRAL APPLIANCES THAT SEAMLESSLY BLEND STYLE AND FUNCTIONALITY. RETREAT TO THE ELEGANT DOUBLE BEDROOM FEATURING AN EN-SUITE SHOWER ROOM, WHILE A SECOND GENEROUS DOUBLE BEDROOM PROVIDES AMPLE SPACE FOR GUESTS OR A TRANQUIL OFFICE SETTING. THE MAIN BATHROOM, ADORNED WITH A STYLISH WHITE SUITE, OFFERS BOTH A RELAXING BATH AND AN INVIGORATING SHOWER.

BEYOND THE DELIGHTFUL INTERIOR, THIS APARTMENT OFFERS A HOST OF ADDITIONAL PERKS, INCLUDING ALLOCATED PARKING, A SECURE ENTRY SYSTEM, GAS CENTRAL HEATING, AND DOUBLE GLAZING FOR ADDED COMFORT.

LOCATED A MERE 0.8 MILES FROM THE LIVELY SHOREHAM HIGH STREET, YOU'LL FIND YOURSELF SURROUNDED BY A VIBRANT ARRAY OF LOCAL SHOPS, CHARMING CAFES, AND THE ENTERTAINMENT HUB AT THE ROPETACKLE CENTRE. PLUS, WITH SHOREHAM TRAIN STATION JUST A MILE AWAY, THE CONVENIENCES OF TRAVEL AND LEISURE ARE RIGHT AT YOUR FINGERTIPS.

DON'T MISS THE OPPORTUNITY TO MAKE THIS BEAUTIFUL APARTMENT YOUR NEW HOME —WHERE COMFORT MEETS COASTAL LIVING IN PERFECT HARMONY.

**LEASEHOLD - OUTGOINGS**  
LEASE - 973 YEARS REMAINING

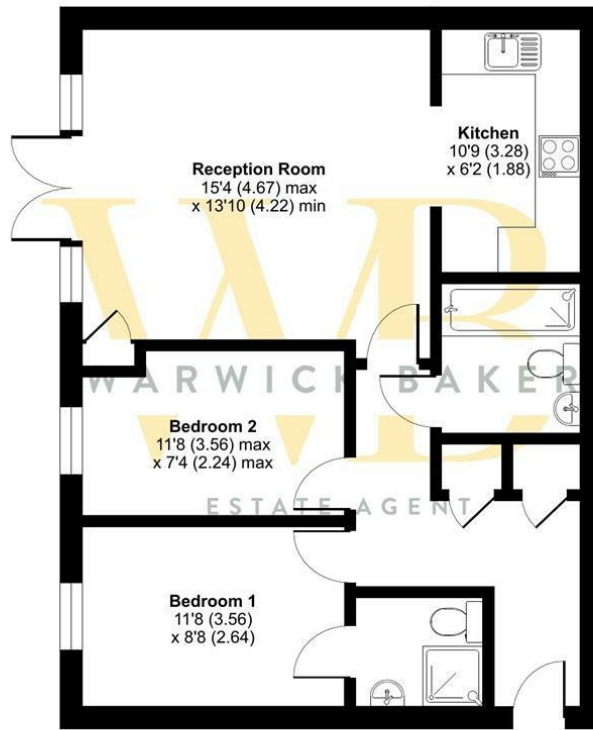
MAINTENANCE - £193 PCM

GROUND RENT £130 PER ANNUM



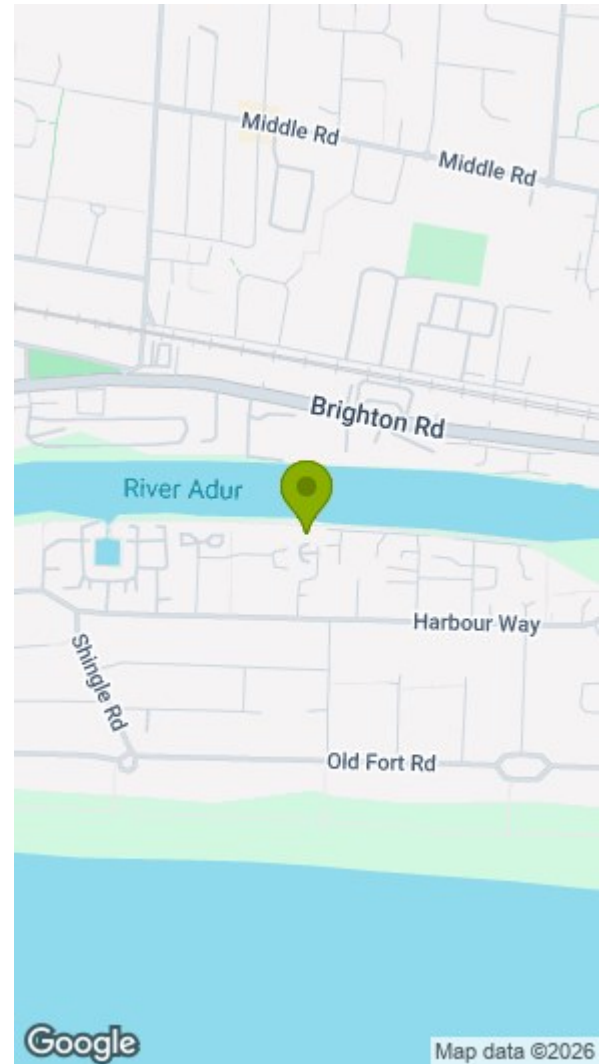
# Hancock Way, Shoreham-by-Sea, BN43

Approximate Area = 668 sq ft / 62 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1369897



## 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>		
(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>81</b> <b>82</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	