



23 Waters Edge Anchor Close | | Shoreham-By-Sea | BN43
ED7



ESTATE AGENT



23 Waters Edge Anchor Close | | Shoreham-By-Sea | BN43 5BZ

£254,995

*** £254,995 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS SECOND-FLOOR APARTMENT LOCATED IN A GATED DEVELOPMENT, WATERS EDGE.

THE PROPERTY IS IN EXCELLENT CONDITION WITH A SHOWER ROOM AND ENSUITE TO THE MASTER BEDROOM. THERE IS A 14'3 X 13'6 LIVING ROOM / DINING ROOM WITH PATIO DOORS AND A JULIET BALCONY OVERLOOKING THE RIVER AND TWO DOUBLE BEDROOMS THAT ALSO HAVE RIVER VIEWS.

- GATED DEVELOPMENT, WATERS EDGE
- BRAND NEW SHOWER ROOM & EN-SUITE
- PLEASE CALL VIEW
- 14'3 X 13'6 OPEN PLAN LIVING/DINING ROOM WITH JULIET BALCONY
- NO ONWARD CHAIN
- 01273 461144
- STUNNING RIVER VIEWS
- TWO PARKING SPACES
- TWO DOUBLE BEDROOM MASTER WITH EN-SUITE
- CLOSE TO THE BEACH

OUTGOINGS / LEASE

LEASE LENGTH - 975 YEARS -
SHARE OF FREEHOLD

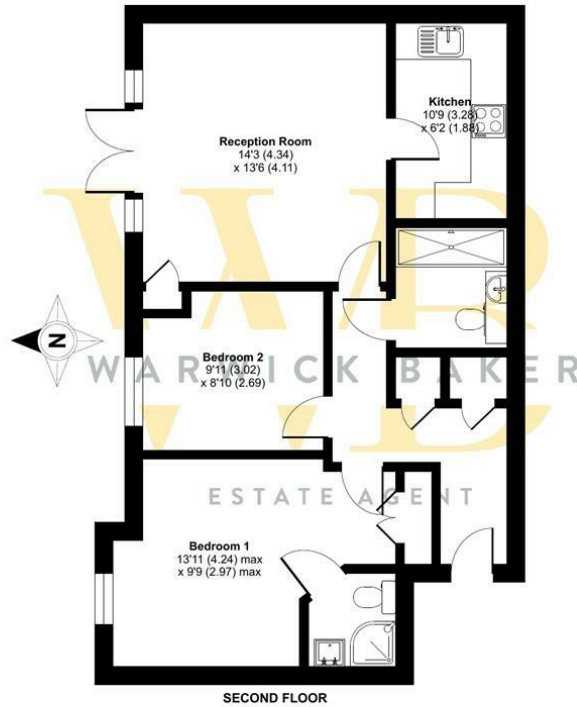
GROUND RENT - £0

MAINTENANCE - £ £960 flat service
charge and £150 estate service
charge per year

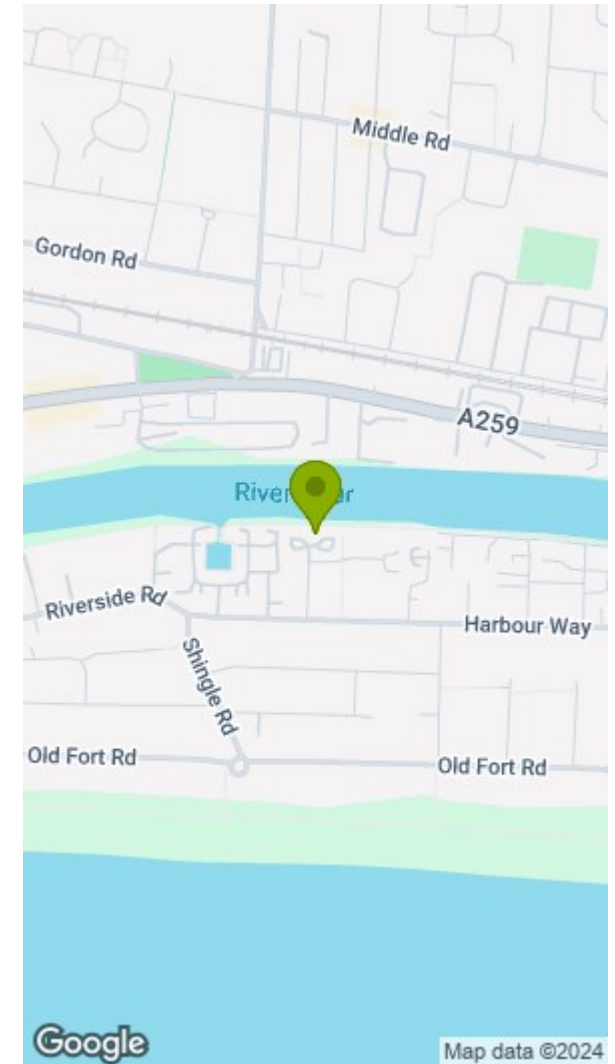


Waters Edge, Anchor Close, Shoreham-by-Sea, BN43

Approximate Area = 696 sq ft / 64.7 sq m
For identification only - Not to scale



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: 1168118



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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	81