Flat 7, Penzance Harbour Way | | Shoreham-By-Sea | BN43
5BF

WARWICK BAKER
ESTATE AGENT

Flat 7, Penzance Harbour Way | | Shoreham-By-Sea | BN43 5BF

£255,000

*** £255,000 ***

*** NO UPWARD CHAIN ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED APARTMENT, OCCUPYING PART OF THE FIRST FLOOR OF THIS PURPOSE BUILT BLOCK BUILT CIRCA. 2010. LOCATED WITHIN 100 METRES OF THE RIVER ADUR AND SHOREHAM BEACH. THE PROPERTY HAS BENEFITTED FROM INSTALLATION OF NEW KITCHEN, BATHROOM AND EN-SUITE BY THE EXISTING OWNERS. THE APARTMENT BENEFITS FURTHER FROM ENTRY PHONE SYSTEM, ' Z' SHAPED ENTRANCE HALL, 16' SOUTH FACING LOUNGE, NEW MODERN KITCHEN, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, NEW MODERN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT TO APPRECIATE THIS STUNNING APARTMENT.

- ENTRY PHONE SYSTEM
- NEW MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- ' Z ' SHAPED ENTRANCE HALL
- NEW FAMILY BATHROOM
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- NEW EN-SUITE SHOWER ROOM
- 16' SOUTH FACING LOUNGE
- ALLOCATED PARKING SPACE

Front door leading to:

' Z ' SHAPED ENTRANCE HALL
30'11" in length (9.43 in length)
Security door entry phone system, single panel radiator, corner built in double doored shoes storage unit, double glazed window to the rear, door giving access to airing cupboard housing ' MEGAFLOW ' hot water cylinder, slatted shelving over, double doors giving access to storage cupboard with hanging rail and electric trip switches, LED downlighting.

Door off entrance hall to:

LOUNGE
16'8" x 13'3" (5.09 x 4.05)
Being ' L ' shaped, double glazed windows to the front having a favoured southerly aspect with two white Venetian blinds, single panel radiator with cover, further single panel radiator, ' KARNDEAN ' flooring, ceiling lamp.

Opening off lounge to:

KITCHEN
8'2" x 6'5" (2.49 x 1.97)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, slow closing cupboard under, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, adjacent matching worktop with inset ' AEG ' four ring gas hob, ' ZANUSSI ' electric oven under, cupboard to the side, built in integrated ' BEKO ' washer/dryer to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor hood, storage cupboard to the side house gas fired boiler, further adjacent matching work top with range of slow closing drawers under, tiled splash back, storage cupboard over, built in integrated ' BOSCH ' fridge/freezer to the side, wall socket with two USB points, ‘ KARNDEAN ' flooring, LED downlighting.

Door off entrance hall to:

BEDROOM 1
16'7" x 10'10" (5.07 x 3.31)
Being ' L ' , double glazed windows to the front having a favoured southerly aspect with white Venetian blinds, double panelled radiator, built in double sliding mirrored doored wardrobe with hanging rail, ceiling lamp.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising granite effect worktop ceramic wash hand basin to the side with contemporary style waterfall tap, double doored storage cupboard under, dual flush low level wc to the side, range of slow closing drawers to the side, ceramic tiles above, mirror over, heated hand towel rail, ceramic tiled flooring, extractor fan, LED downlighting, step in fully ceramic tiled shower area with built in shower with rainfall style shower head and separate shower attachment, glass shower screen.

Door off entrance hall to:

BEDROOM 2
10'0" x 7'1" (3.06 x 2.16)
Double glazed windows to the rear with white Venetian blinds, wall socket with two USB points, single panel radiator, ceiling lamp.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with contemporary style mixer tap with separate shower attachment, twin hand grips, granite effect worktop ceramic wash hand basin to the side with contemporary style mixer tap, double doored storage cupboard under, single flush low level wc to the side, single panel radiator, ' KARNDEAN ' flooring, frosted double glazed windows, extractor fan, spot lighting.

ALLOCATED PARKING SPACE
No: 9

OUTGOINGS
MAINTENANCE:- £1200 PER ANNUM

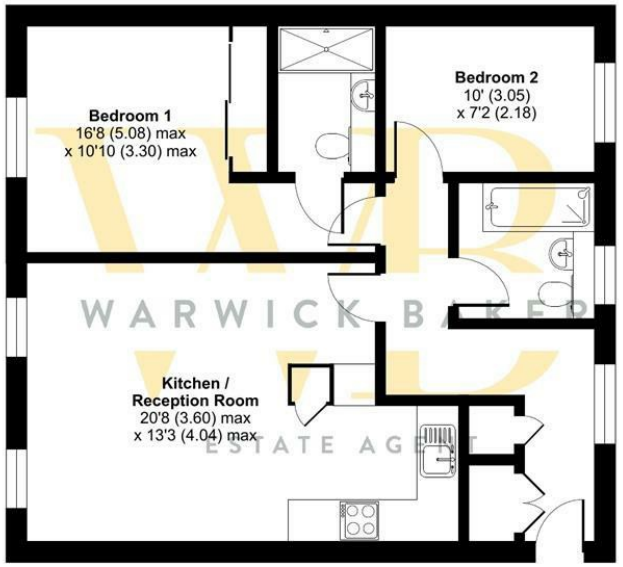
GROUND RENT:- £150 PER ANNUM

LEASE:- 125 YEARS FROM 01/06/2005

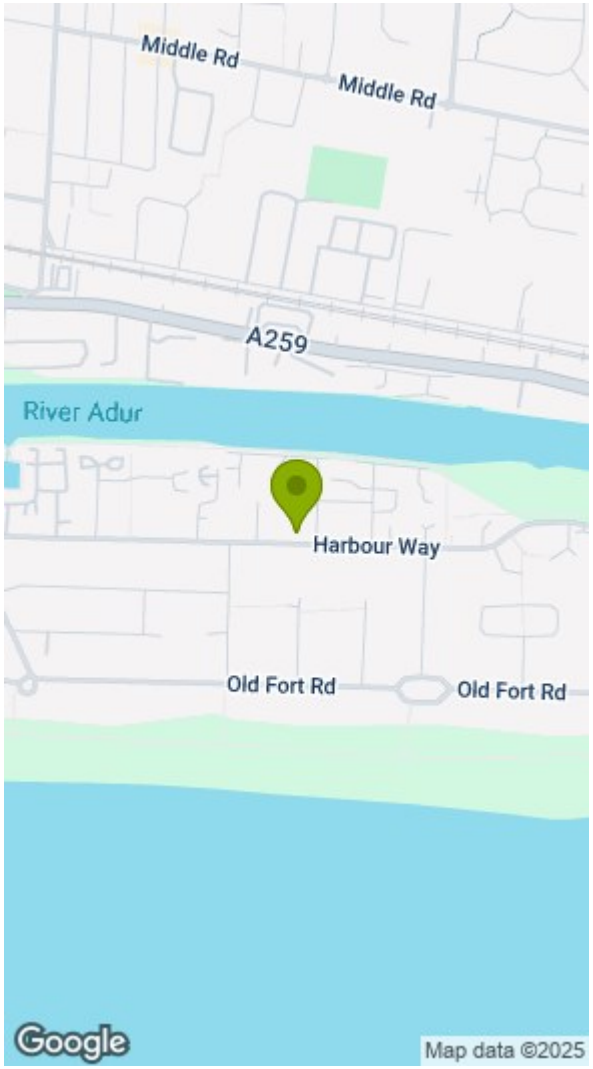
Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 667 sq ft / 62 sq m

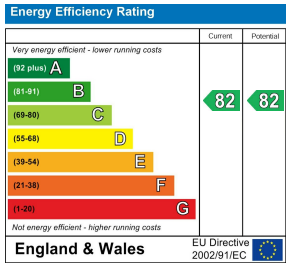
For identification only - Not to scale

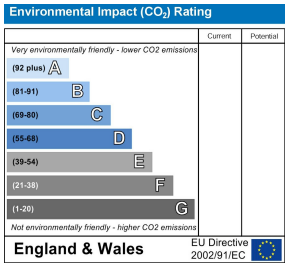


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1285983





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

10 High Street, Shoreham-by-Sea, West Sussex, BN43 5DA | Tel: 01273 461144 | Email: info@warwickbaker.co.uk | Web: www.warwickbaker.co.uk