



Flat 8 South Wharf House Hancock Way | | Shoreham-By-Sea
LDN12 5 JT



ESTATE AGENTS



Flat 8 South Wharf House Hancock Way | | Shoreham-By-Sea | BN43 5JT

£229,950

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Warwick Baker Estate Agents are thrilled to introduce this exceptional ground floor apartment, a true gem in a purpose-built block. Perfectly situated just 200 metres from the foreshore and within a mile of the footbridge leading to the town centre, this property combines coastal living with unbeatable convenience.

Step inside to find an entry phone system that enhances security, leading you to a spacious 27-foot 'Z' shaped entrance hall. The bright west-facing living/dining room and kitchen create a welcoming atmosphere for both relaxation and entertaining. Enjoy two generously sized west-facing double bedrooms, a contemporary bathroom, and a luxurious en-suite shower room connected to the master bedroom.

- SECURITY DOOR ENTRY PHONE SYTSEM
- TWO WEST FACING BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- 27' 'Z' SHAPED ENTRANCE HALL
- BATHROOM
- NO UPWARD CHAIN
- 22' WEST FACING LOUNGE/DINING ROOM/KITCHEN
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- MODERN KITCHEN
- TWO ALLOCATED PARKING SPACES

Front door leading to:

ENTRANCE HALL

27' (8.23m)

Being 'Z' shaped, security door entry phone system, single panel radiator, door giving access to storage cupboard with slatted shelving and single panel radiator, door giving access to storage cupboard housing electric trip switches.

Door off entrance hall to:

LOUNGE/DINING ROOM/KITCHEN

22'5" x 12'7" (6.85 x 3.85)

LOUNGE/DINING ROOM

Double glazed windows and twin double glazed French doors to the front having a westerly aspect, single panel radiator, double panelled radiator, LED downlighting.

Opening off lounge/dining room to:

KITCHEN

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect worktop, slow closing storage cupboard under, built in 'BEKO' dishwasher to the side, matching granite effect backsplash, matching adjacent worktop with inset 'LAMONA' gas four ring hob, built in '

LAMONA' electric oven under, storage cupboards to either side, space and plumbing for washing machine to the side, matching backsplash with stainless steel backsplash, complemented by matching wall units over, stainless steel canopied extractor hood, storage cupboard to the side housing 'WORCESTER' gas fired combination boiler, further adjacent matching worktop range of slow closing drawers under, matching backsplash, built in integrated fridge/freezer to the side, LED downlighting.

Door off entrance hall to:

BEDROOM 1

12'2" x 8'7" (3.71 x 2.62)

Double-glazed windows to the front having a westerly aspect, single panel radiator, door giving access to storage cupboard with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin with contemporary style mixer tap, tiled splash back, heated hand towel rail, tiled flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate

shower attachment, twin sliding shower doors.

Door off entrance hall to:

BEDROOM 2

11'6" x 7'3" (3.53 x 2.23)

Double-glazed windows to the front having a westerly aspect, single panel radiator.

Door off entrance hall to:

BATHROOM

Being part tiled, comprising panel bath with mixer tap with separate shower attachment, low level wc, pedestal wash hand basin with contemporary style mixer tap, heated hand towel rail, tiled flooring, LED downlighting, extractor fan.

TWO ALLOCATED PARKING SPACES

No: 8's

OUTGOINGS

MAINTENANCE:- £1,041.66 PER ANNUM (£355 RESERVE FUND)

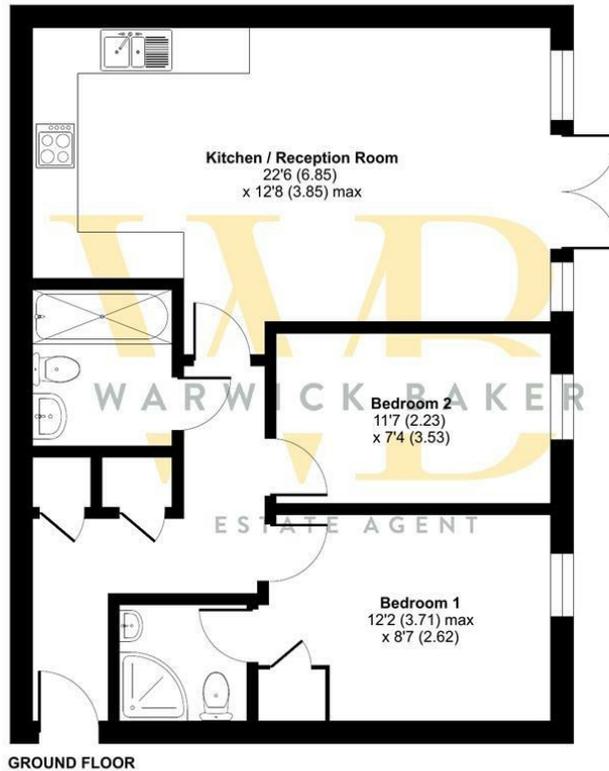
GROUND RENT:- £200 PER ANNUM

LEASE:- 125 YEARS FROM 01/01/2010



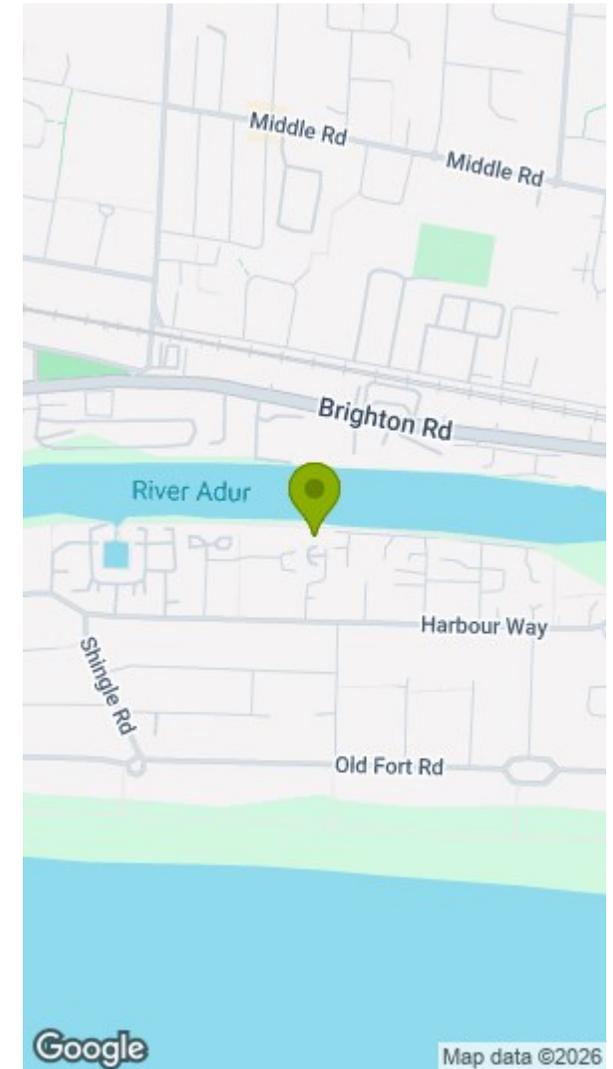
**South Wharf House,
Hancock Way, Shoreham-by-Sea, BN43**

Approximate Area = 669 sq ft / 62.1 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 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1430813



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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) 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	77	77
			England & Wales
			EU Directive 2002/91/EC