84 Buci Crescent | | Shoreham-By-Sea | BN43 6LW

WARWICK BAKER
ESTATE AGENT

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£199,950

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WARWICK BAKER STATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED PURPOSE BUILT GROUND FLOOR FLAT. THE PROPERTY IS LOCATED WITHIN 1 MILE OF THE HOLMBUSH CENTRE WHICH OFFERS A TESCO SUPERMARKET. MARKS AND SPENCER, NEXT AND SWIMMING POOL. THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE VESTIBLE, ENTRANCE HALL, TWO DOUBLE BEDROOMS, 14' WEST FACING LOUNGE, 10' KITCHEN/BREAKFAST ROOM, WET ROOM, SEPARATE CLOAKROOM AND RESIDENTS GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UOWARD CHAIN.

- GROUND FLOOR PURPOSE BUILT FLAT
- PRIVATE STREET ENTRANCE
- ENTRANCE VESTIBULE
- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 14' WEST FACING LOUNGE
- 10' KITCHEN/BREAKFAST ROOM
- WET ROOM
- SEPARATE CLOAKROOM
- RESIDENTS GARDEN

Part double glazed front door leading to:

ENTRANCE VESTIBULE
6'10" x 4'0" (2.09 x 1.24)
Having a triple aspect, double glazed window to the front having a westerly aspect, double glazed windows to the side having a favoured southerly aspect, further double glazed windows to the other side.

Part frosted double glazed door off entrance vestibule to:

ENTRANCE HALL
19'8" x 9'1" (6.00 x 2.78)
Being ' L ' shaped, single panel radiator, built in double doored storage cupboard with hanging space and housing gas meter, double doored storage cupboard over, further built in double doored storage cupboard with hanging and shelving space.

Door off entrance hall to:

LOUNGE
14'7" x 12'11" (4.46 x 3.94)
Double glazed windows to the front having a westerly aspect, double panelled radiator, feature fireplace with tiled surround, insert and hearth, built in double doored storage with slatted shelving, serving hatch from kitchen.

Door off entrance hall to:

KITCHEN/BREAKFAST ROOM
10'10" x 7'9" (3.32 x 2.37)
Comprising stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboard under, tiled splash back, matching adjacent wood effect work top space for cooker, range of drawers and storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, wall mounted ' WORCESTER ' gas fired combination boiler, further adjacent matching wood effect work top to the side, storage cupboard under, space for fridge to the side, space for freezer to the side, complimented by matching wall units over, single panel radiator, laminate wood flooring, double glazed windows to the rear having an easterly aspect, part frosted double glazed door giving access to the rear gardens.

Door off entrance hall to:

BEDROOM 1
12'3" x 10'10" (3.75 x 3.32)
Having a dual aspect, double glazed windows to the front having a westerly aspect, high level double glazed windows to the side having a favoured southerly aspect, single panel radiator, built in double doored wardrobe with hanging space and wall mounted electric trip switches, double doored storage cupboard over.

Door off entrance hall to:

BEDROOM 2
11'0" x 9'10" (3.36 x 3.02)
Double glazed windows to the rear having an easterly aspect, single panel radiator, built in double doored wardrobe with hanging space, double doored storage cupboard over.

Door off entrance hall to:

WET ROOM
Being part tiled, comprising shower area with built in shower with separate shower attachment, twin hand grips, shower rail and curtain, wall mounted wash hand basin with hot and cold taps, single panel radiator, two medicine cabinets, display shelving, frosted double glazed windows, vinyl flooring, extractor fan.

Door off entrance hall to:

CLOAKROOM
Comprising low level wc, frosted glazed windows.

COMMUNAL GARDEN

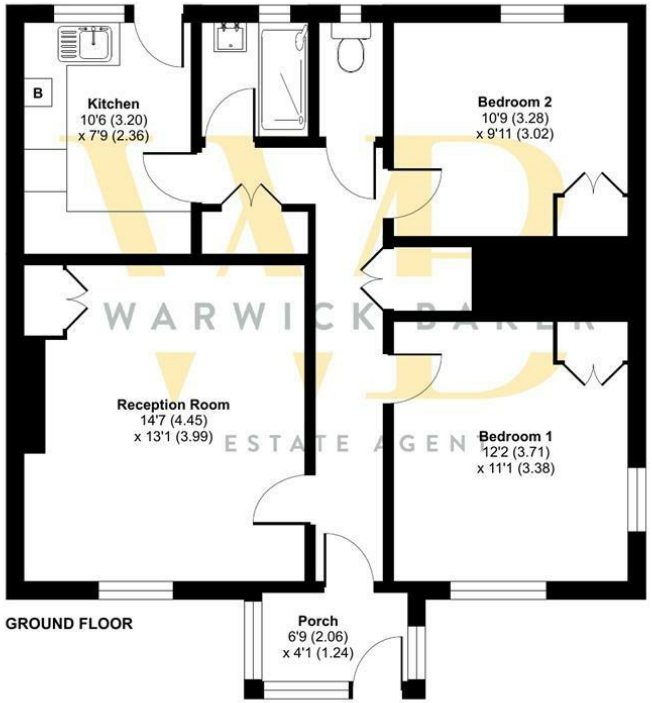
OUTGOINGS
MAINTENANCE & GROUND RENT :- £560 per annum

LEASE:- 89YRS

Buci Crescent, BN43

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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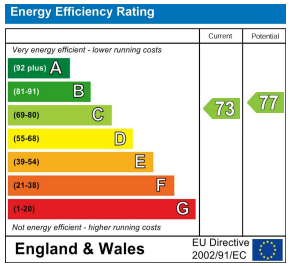

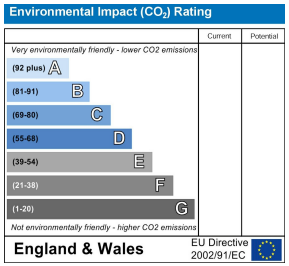

Disclaimer

* 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