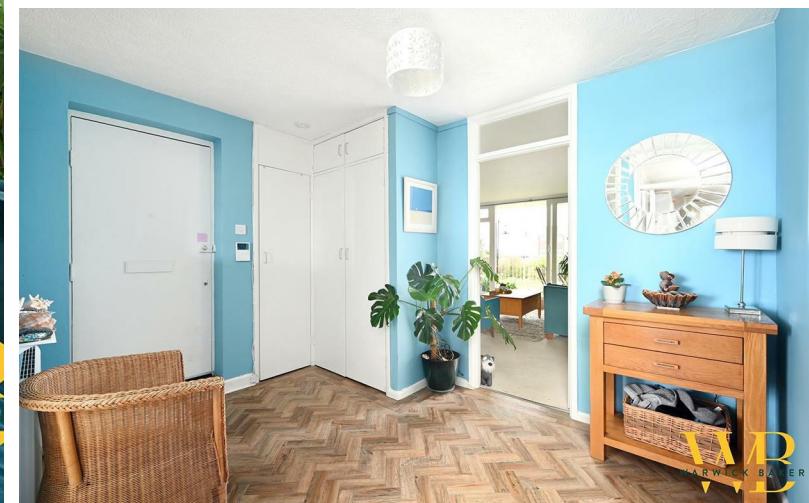




14 Atlantic Court Ferry Road | Shoreham-By-Sea | BN43 5YJ





14 Atlantic Court Ferry Road | Shoreham-By-Sea | BN43 5YJ

£400,000

\*\*\* £400,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING FIRST FLOOR APARTMENT ON SHOREHAM BEACH WITH SEA VIEWS.

OFFERED WITH NO ONWARD CHAIN THIS WELL PRESENTED PROPERTY BOASTS A 14'7 X 14'4 OPEN PLAN LIVING DINING ROOM OPENING OUT ONTO A WESTERLY ASPECT BALCONY, MODERN KITCHEN, MODERN REFITTED BATHROOM, TWO DOUBLE BEDROOMS, OTH WITH BALCONIES AND A GARAGE EN BLOC.

- ATANTIC COURT
- NO ONWARD CHAIN
- EXTREMELY WELL PRESENTED

- SHOREHAM BEACH
- TWO BALCONIES
- CALL NOW TO VIEW 01273 461144

- 14'7 X 14'4 WESTERLY ASPECT LIVING/ DINING ROOM
- GARAGE EN BLOC

- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD

## COMMUNAL ENTRANCE

Video entry phone system, stairs or lift to the First Floor

## ENTRANCE HALL

Doors giving access to Living / Dining Room, Kitchen, Bedroom 2, Bathroom and two storage cupboards.

## LIVING / DINING ROOM

**14'7 x 14'4 (4.45m x 4.37m)**

Open plan rooms with Westerly aspect views to the beach, sliding patio doors leading out onto the balcony. Door to Bedroom One.

## KITCHEN

**13'3 x 9'1 (4.04m x 2.77m)**

Range of wall and base units, inset sink unit, inset hob, eye level oven, space and plumbing for appliances. Front aspect window with an Easterly aspect.

## BEDROOM ONE

**14'7 x 9'2 (4.45m x 2.79m)**

Westerly aspect window with sea

views, patio door leading out onto the balcony. Fitted wardrobes.

## BEDROOM TWO

**10'11 x 10'1 (3.33m x 3.07m)**

Front aspect window with and Easterly aspect, sliding patio doors leading out onto a balcony.

## BATHROOM

Modern white suite, panel enclosed bath with shower over, wash hand basin with cubboards under, W.C.

## GARAGE

En bloc at the rear - Garage No.5.

## LEASEHOLD INFORMATION

MAINTENANCE -

GROUND RENT -

LEASE LENGTH - 20 October 1967

To 3 September 2965 - 942 YEARS

## TAX BAND

Adur District Council Tax Band C -

Council Tax Estimate £1,883



## Atlantic Court, BN43

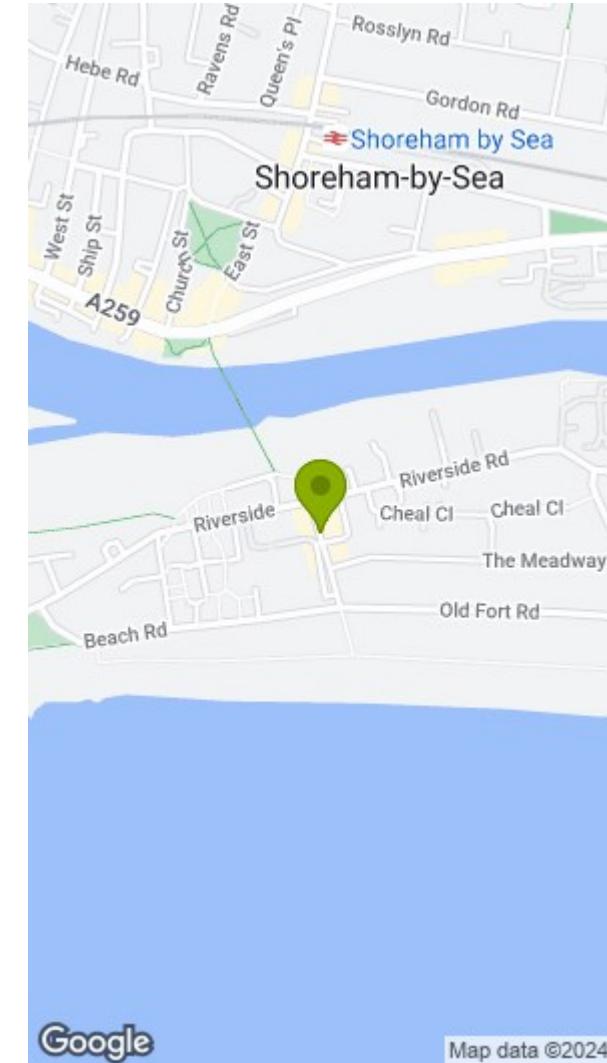
Approximate Gross Internal Area = 70 sq m / 756 sq ft

N



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC