



Flat 18 Swanborough Court New Road | | Shoreham-By-Sea

LDN12 6D7

**WB**  
WARWICK BAKER  
ESTATE AGENT



## Flat 18 Swanborough Court New Road | | Shoreham-By-Sea | BN43 6RZ

£219,950

\*\*\* £219,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN CONTEMPORARY FIRST FLOOR APARTMENT.

LOCATED IN SHOREHAM TOWN CENTRE, MINUTES FROM THE MAINLINE RAILWAY STATION AND A SHORT WALK FROM THE BEACH, THIS PROPERTY HAS BEEN FULLY REFURBISHED TO A HIGH STANDARD, INCLUDING A HIGH SPECIFICATION KITCHEN WITH INTEGRATED APPLIANCES, NEW BATHROOM AND FULL ECO SMART RADIATORS.

- FULLY REFURBISHED APARTMENT
- NEW MODERN ECO SMART RADIATORS
- NO CHAIN
- NEW KITCHEN WITH INTEGRATED APPLIANCES
- PARKING FOR ONE CAR
- CALL - 01273 461144
- 198 YEAR LEASE
- TOWN CENTRE LOCATION
- 2 DOUBLE BEDROOMS
- MINUTES WALK TO TO RAILWAY STATION

## ENTRANCE

Comunal entrance, stairs to the First Floor.

## ENTRANCE HALL

Doors giving access to all rooms.

## LIVING / DINING ROOM

15'7" x 13'7" (4.75m x 4.14m)

South facing double glazed windows.

## KITCHEN

Modern refitted kitchen, extensive range of wall and base level units with integrated appliances, including fridge and freezer, washer / dryer, work surfaces over, inset sink, electric hob and double oven, double glazed window.

## BEDROOM 1

13' x 11' (3.96m x 3.35m)

Double glazed bay window.

## BEDROOM 2

9' x 11' (2.74m x 3.35m)

Double glazed window.

## BATHROOM

Refitted modern suite, P-Shaped bath with shower and shower screen, vanity unit with inset sink, low level W.C, heated towel rail and double glazed window.

## OUTSIDE

## PARKING

There is under cover parking for 1 car.

## COMMUNAL GARDENS

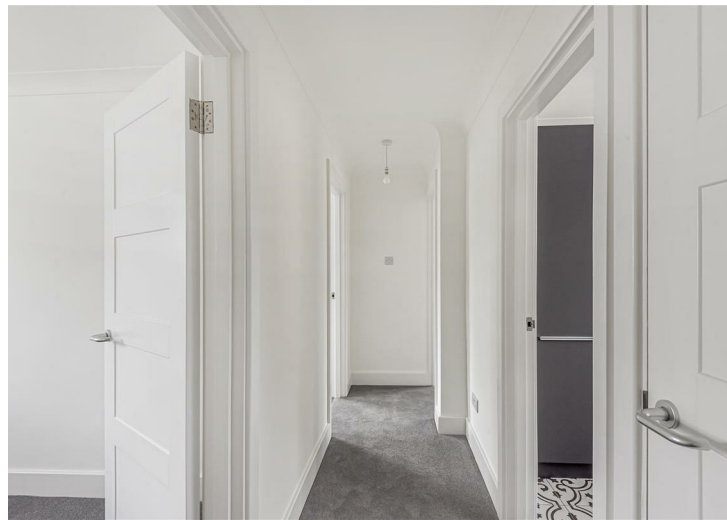
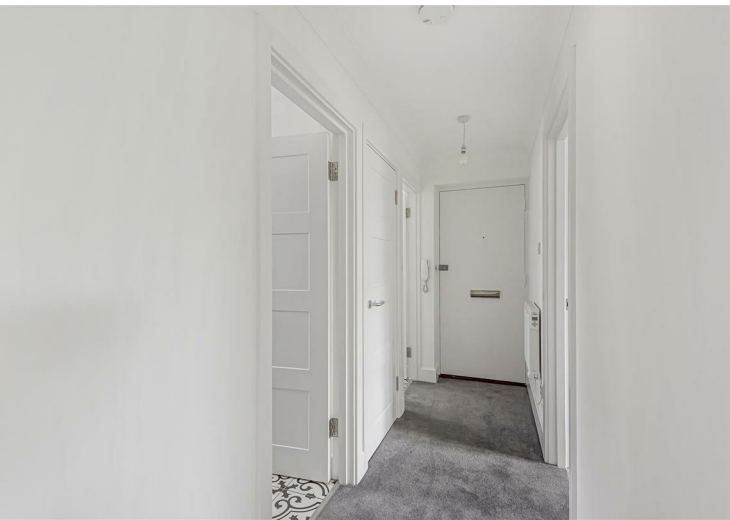
Well manicured communal gardens.

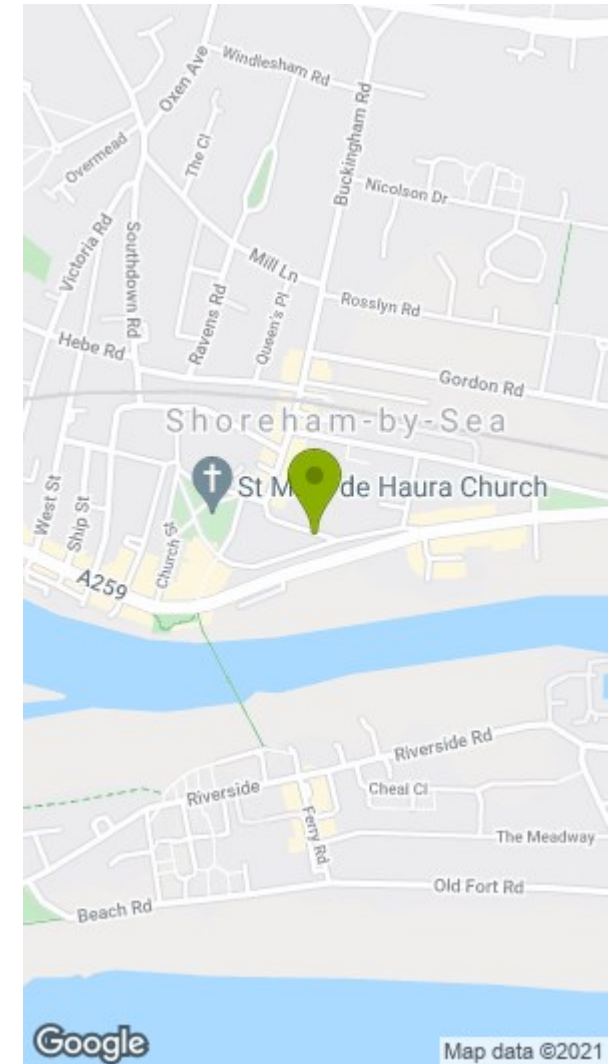
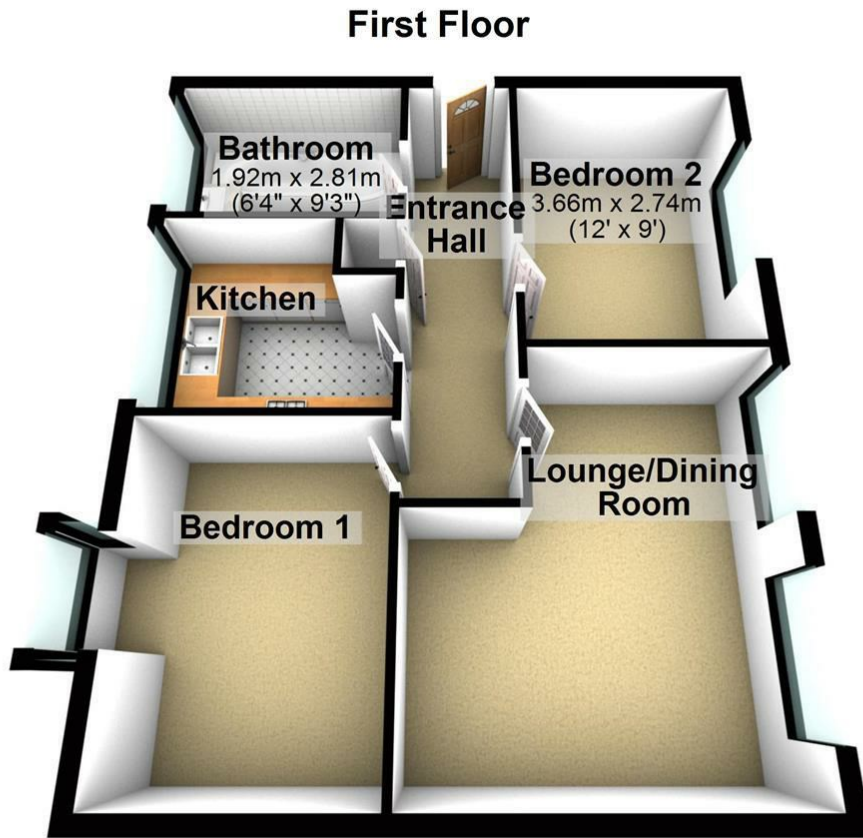
## LEASE / MAINTENANCE

SHARE OF FREEHOLD WITH 198 YEARS REMAINING ON THE LEASE

MAINTENANCE - £1250 PA APPROX

PEPPERCORN GROUND RENT





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