



Flat 11, Waters Edge Anchor Close | | Shoreham-By-Sea  
BN14 9ED7





## Flat 11, Waters Edge Anchor Close | | Shoreham-By-Sea | BN43 5BZ

£249,999

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PENTHOUSE FLAT, OCCUPYING PART OF THE FOURTH FLOOR OF THIS PURPOSE-BUILT BLOCK BUILT CIRCA 2000.

THE APARTMENT BENEFITS FROM A SECURITY DOOR ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO BEDROOMS, A DUAL ASPECT LIVING/DINING ROOM, A JULIETTE BALCONY WITH RIVER AND DOWNLAND VIEWS, A KITCHEN WITH RIVER VIEWS, AN EN-SUITE SHOWER ROOM, A BATHROOM, AND AN ALLOCATED PARKING SPACE.

- TOP FLOOR APARTMENT
- MASTER WITH EN-SUITE
- NO UPWARD CHAIN
- STUNNING VIEWS
- VIEWS OF SHOREHAM BEACH
- CALL NOW 01273 461144
- DOUBLE ASPECT
- VIEWS OF THE RIVER ADUR
- 2 DOUBLE BEDROOMS
- JULIETTE STYLE BALCONY

## COMMUNAL ENTRANCE

Stairs to the 3rd floor.

## ENTRANCE HALL

Security door entry phone system, single panel radiator, access to loft storage space.

Door off entrance hall to:

## LIVING/DINING ROOM

**23'7" x 10'7" (7.19m x 3.23m)**

Having a double aspect, South facing window with stunning views of Shoreham Beach and the English Channel, patio doors with a Juliette style balcony with views of the River Adur and The South Downs, feature wood fireplace surround and mantle with marble insert and hearth, single panel radiator.

Door off entrance hall to:

## KITCHEN

**8'11" x 7'6" (2.74m x 2.31m)**

Comprising Upvc sink unit with mixer tap inset into granite effect worktop with drawers and cupboards under, tiled splash back, adjacent matching work top with inset stainless steel gas four ring hob, electric oven under, tiled splash back, complimented by matching wall units over, stainless steel extractor hood, further

adjacent matching worktop, tiled splash back, complimented by matching wall unit over housing gas fired boiler, integrated slim line dishwasher, space for tall fridge/freezer to the side, double glazed window to the front having a favoured southerly aspect with glimpses of The English Channel and Shoreham Beach.

Door off entrance hall to:

## BEDROOM 1

**13'6" x 9'1" (4.14m x 2.79m)**

Double glazed windows to the rear with direct views of The River Adur and The South Downs, single panel radiator, built in double doored wardrobe.

Door off bedroom 1 to:

## EN-SUITE SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with hot and cold taps, low level wc, 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

**10'7" x 6'11" (3.23m x 2.13m)**

Double glazed windows to the rear with direct views of

The River Adur and The South Downs, single panel radiator, built in double doored wardrobe.

Door off entrance hall to:

## BATHROOM

Being fully tiled, comprising panel bath with twin hand grips, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, frosted double glazed window.

## PARKING

Allocated parking space No. 11

## OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £960 PER ANNUM

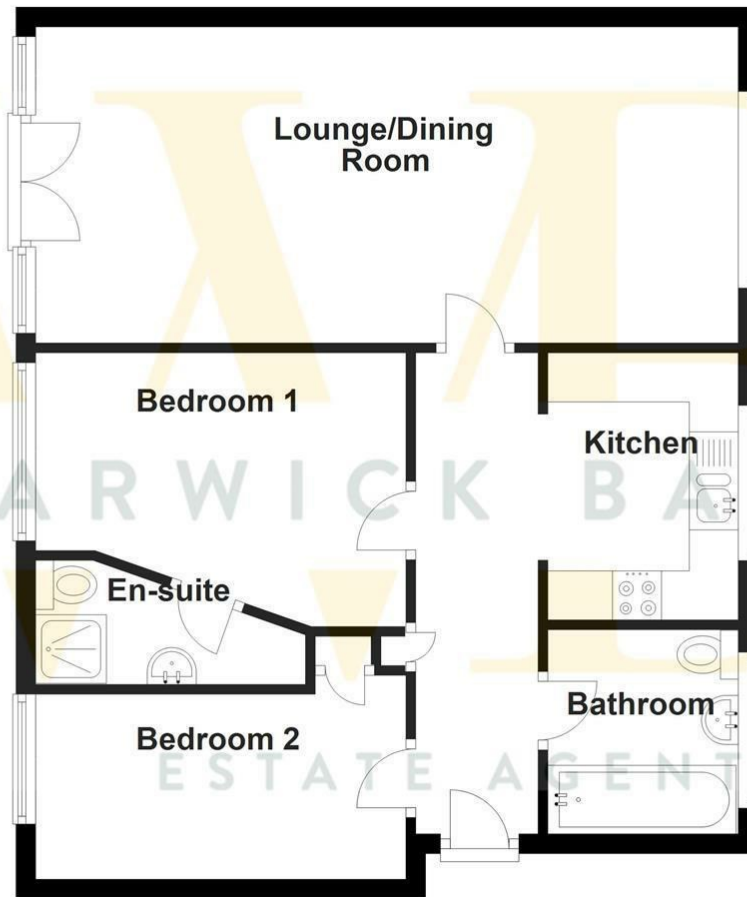
GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 01/01/2000



## Fourth Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



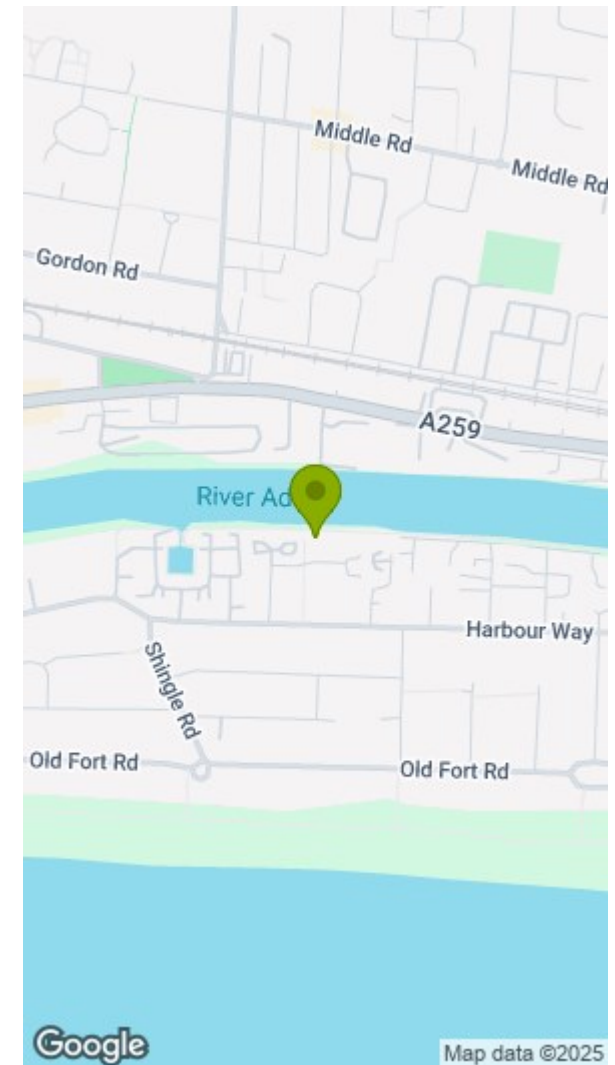
Total area: approx. 60.6 sq. metres (652.1 sq. feet)

### 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
79	80		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	