



Flat 22, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea
BN14 5DD

WB
WARWICK BAKER
ESTATE AGENT



Flat 22, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43 5PD

£224,000

*** £224,000 ***

WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS RARELY AVAILABLE FIRST FLOOR FLOOR PURPOSE-BUILT FLAT SITUATED NEAR THE BEAUTIFUL RIVER ADUR.

This remarkable flat offers a range of desirable features, including access to a passenger lift and a secure entry phone system. Upon entering, you'll find an inviting entrance hall that leads into a spacious lounge featuring stunning river glimpses, creating the perfect backdrop for relaxation. The two double bedrooms also boasts picturesque river glimpses, enhancing your living experience.

- PASSENGER LIFT
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS WITH RIVER VIEWS
- MODERN BATHROOM
- NO UPWARD CHAIN
- LOUNGE WITH RIVER VIEWS
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- BALCONY WITH RIVER VIEWS
- ALLOCATED PARKING SPACE

Stairs and passenger lift to front door leading to:

ENTRANCE HALL

12'7" x 10'6" (3.86 x 3.22)

Being 'L' shaped, security door entry phone system, LED down lighting, door giving access to airing cupboard housing pressurised hot water cylinder, slatted shelving, door giving access to storage cupboard housing electric trip switches.

Door off entrance hall to:

KITCHEN/RECEPTION ROOM

7.43 x 3.22

LOUNGE

Double glazed windows to the front having an easterly aspect with views of The River Adur, two double single panel radiators,

Sliding double glazed patio door off lounge to:

BALCONY

6'10" x 5'2" (2.09 x 1.60)

Having an easterly aspect with views of The River Adur, enclosed by steel balustrade.

Opening off lounge to:

KITCHEN

Comprising granite effect work top with inset 1 1/4 bowl stainless steel sink unit with mixer tap, storage cupboard under, built in

integrated 'BOSCH' dishwasher 'to the side, tiled splash back, storage cupboard to the side, complimented by matching wall units over with under counter lighting, storage cupboard to the side housing 'BAXI' gas fired boiler (INSTALLED 18/07/23), built in integrated fridge/freezer to the side, adjacent matching granite effect worktop with inset 'BOSCH' four ring stainless steel hob, built in integrated 'BOSCH' electric oven under, drawers and cupboards to the side, display wine rack, built in integrated 'BLOMBERG' washer/dryer to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated 'BOSCH' extractor hood to the side, 'KARNDEAN' flooring, LED downlighting, extractor fan.

Door off entrance hall to:

BEDROOM 1

13'7" x 9'0" (4.15 x 2.75)

Double glazed windows to the front having an easterly aspect with views of The River Adur, single panel radiator, built in double sliding doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

BATHROOM

Being part tiled, comprising panel bath with mixer tap with separate shower attachment, twin hand grips, work top with inset wash

hand basin with mixer tap, storage cupboards under, low level wc to the side, single panel radiator, 'KARNDEAN' flooring, LED downlighting, extractor fan.

EN-SUITE SHOWER ROOM

Being part tiled, comprising low level wc, vanity unit with inset wash hand basin with mixer tap, double doored storage cupboard under, 'KARNDEAN' flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate, shower attachment, folding shower door.

Door off entrance hall to:

BEDROOM 2

13'7" x 7'3" (4.15 x 2.21)

Double glazed windows to the front having an easterly aspect with views of The River Adur, single panel radiator.

Door off entrance hall to:

ALLOCATED PARKING SPACE

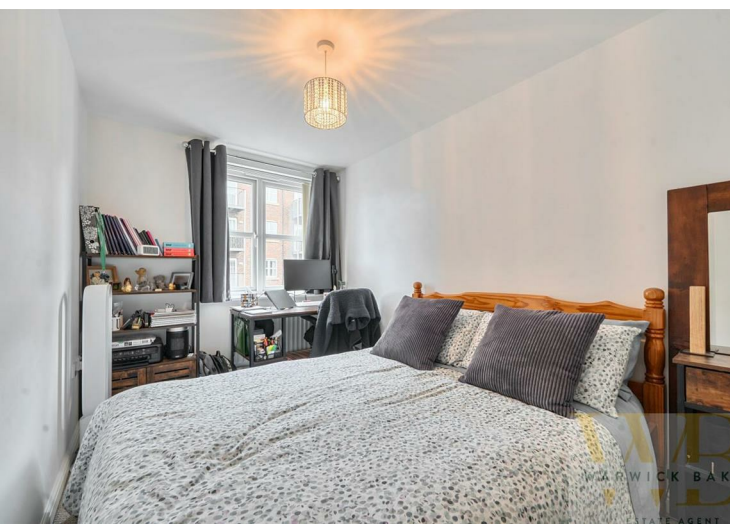
No:- 145

OUTGOINGS

MAINTENANCE:- £1,436 PER ANNUM

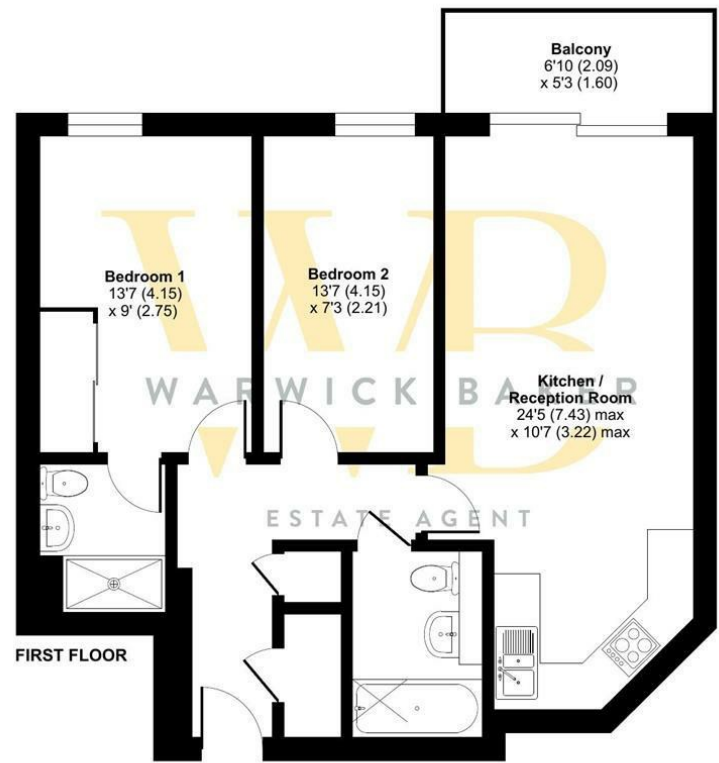
GROUND RENT:- £150 PER ANNUM

LEASE:- 104 YEARS REMAINING



Sorlings Reach, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 662 sq ft / 61.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1538004

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		
	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	