



7 Surry House 388 Brighton Road | | Shoreham | BN43 6RE





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£159,500

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PENTHOUSE APARTMENT WITH RIVER VIEWS !!

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS PENTHOUSE FLAT FORMING THE WHOLE OF THE THIRD FLOOR OF THIS CONVERTED BUILDING. THE FLAT BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, SOUTH FACING LOUNGE, DOUBLE BEDROOM, MODERN KITCHEN, MODERN BATHROOM AND 2 JULIET BALCONIES. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET LANDLORDS. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 2 BALCONIES WITH RIVER VIEWS
- ENTRANCE HALL
- DOUBLE BEDROOM
- SOUTH FACING LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- ENTRY PHONE SYSTEM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET LANDLORDS
- NO UPWARD CHAIN

**FRONT DOOR leading to ENTRANCE HALL**

9'9 in length (2.97m in length)  
Hardwood flooring.

**Door off entrance hall to:**

**OPEN PLAN LOUNGE/KITCHEN**

**LOUNGE AREA**

15'6 x 12'6 (4.72m x 3.81m)

Two double panel radiators, hardwood flooring, French doors to the front having a favoured southerly aspect with views of the River Adur and glimpses of the English Chanel leading onto Juliet balcony.

**JULIET BALCONY**

4'9 x 3'3 (1.45m x 0.99m)

Enclosed by iron ballustrade having a favoured southerly aspect, views of the River Adur and the English Chanel and along the coast to Brighton.

**KITCHEN AREA**

8' x 7'6 (2.44m x 2.29m)

Comprising stainless steel sink unit with mixer tap inset into granite effect

roll edge worktop with drawer and cupboards under, space and plumbing for washing machine to the side, tiled splashback, adjacent roll edge work top with inset "Baumatic" stainless steel gas four ring hob with electric oven under, cupboard to the side, space for fridge/freezer to the side, tiled splashback complimented by matching range of wall units over, glass and stainless steel canopied extractor over, hardwood flooring, window to the rear with downland views, security door entry phone system.

**Door off entrance hall to:**

**BEDROOM**

11'9 x 11'6 (3.58m x 3.51m)

Double panel radiator, french doors to the front having a favoured southerly aspect with views of the River Adur and the English Chanel leading onto:

**JULIET BALCONY**

4'9 x 3'3 (1.45m x 0.99m)

Enclosed by iron ballustrade having a favoured southerly aspect with direct views of the River Adur, English

Chanel and along the coast to Brighton.

**Door off entrance hall to:**

**BATHROOM**

Comprising panelled bath with contemporary style taps, built in shower and separate shower attachment, tiled splash back, glass shower screen, pedestal wash hand basin, contemporary style mixer taps, tiled splash back, low level w.c., heated hand towel rail, spotlighting, extractor fan, tiled flooring.

**GROUND RENT**

£200.00 PER ANNUM

**OUTGOINGS**

MAINTENANCE:- £929 PER ANNUM APPROX

**LEASE**

APPROXIMATELY 100 YEARS REMAINING



