



5 Princes Court Beach Green | | Shoreham-By-Sea | BN43

EVI



ESTATE AGENT



## 5 Princes Court Beach Green | | Shoreham-By-Sea | BN43 5YL

Offers In Excess Of £190,000

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CASH BUYERS ONLY - THE PROPERTY HAS AN 83 YEAR LEASE - IN NNEED OF COMPLETE RENOVATION.

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS FIRST FLOOR APARTMENT.

THE PROPERTY HAS A LIVING / DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND SEPARATE W.C. THERE IS A GARAGE EN BLOC ALSO.

CASH BUYERS ONLY - PLEASE CALL 01273 461144

- CASH BUYERS ONLY
- IN NEED OF COMPLETE MODERNISING
- CALL NOW FOR MORE INFO
- FIRST FLOOR APARTMENT
- GARAGE EN BLOC
- 01273 461144
- TWO DOUBLE BEDROOMS
- VACANT POSSESSION
- SOUTHERLY ASPECT LIVING / DINING ROOM
- 83 YEARS REMAINING ON THE LEASE

## COMMUNAL ENTRANCE

Entry phone, stairs rising to the First Floor

## ENTRANCE HALL

Doors to all rooms.

## LIVING / DINING ROOM

17'10 x 12'8 (5.18m'3.05m x 3.66m'2.44m)

Southerly aspect window.

## GARAGE

En bloc, situated at the rear of the property.

## KITCHEN

12'4 x 8'5 (3.66m'1.22m x 2.44m'1.52m)

Range of wall and base units, space for appliances, rear aspect window with views of the South Downs.

## BEDROOM ONE

14'10 x 11'1 (4.27m'3.05m x 3.35m'0.30m)

Southerly aspect window.

## BEDROOM 2

11'8 x 10'2 (3.35m'2.44m x 3.05m'0.61m)

Easterly aspect window.

## BATHROOM

Matching suite, rear aspect window.

## W.C

Low level W.C, rear aspect window.

## OUTSIDE

### OUTGOINGS - LEASE

LEASEHOLD - 125 years from 29 September 1980 - 83 YEARS REMAINING

GROUND RENT:- £60 PER ANNUM

MAINTENANCE:- £740 PER ANNUM

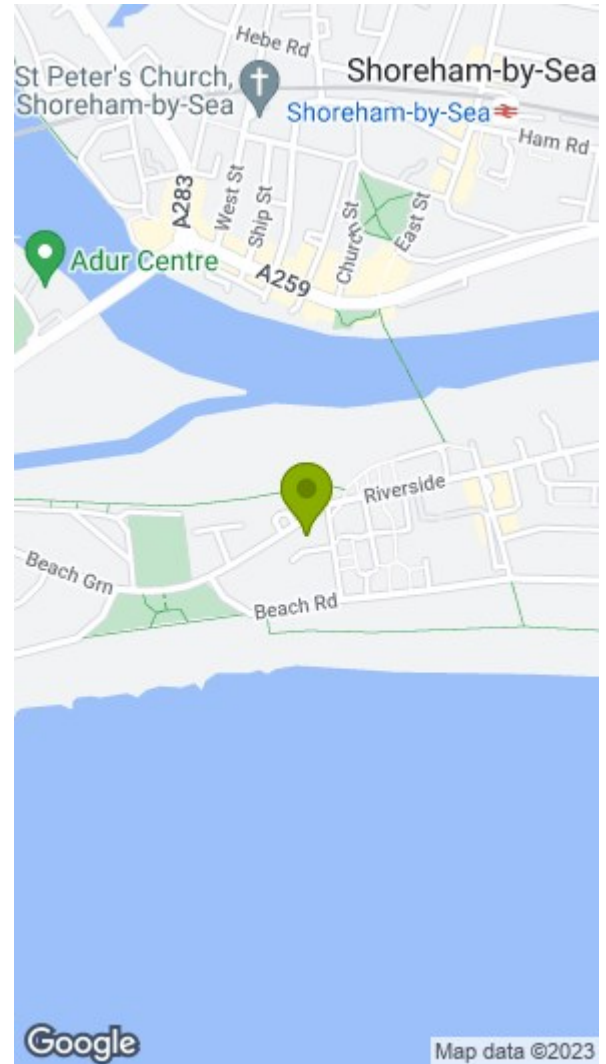


# Princes Court, Beach Green, Shoreham-by-Sea, BN43

Approximate Area = 815 sq ft / 75.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 891359



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