Flat 14, Bowline Point Broad Reach | | Shoreham-By-Sea
BN43 5FD

WARWICK BAKER
ESTATE AGENT

# Flat 14, Bowline Point Broad Reach | | Shoreham-By-Sea | BN43 5ED

£499,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE THIRD FLOOR PENTHOUSE PURPOSE BUILT APARTMENT. LOCATED IN THE HEART OF THE TOWN CENTRE, VERY WELL PRESENTED THROUGHOUT. BUILT CIRCA. 2004 THE FLAT BENEFITS FROM THE USE OF A PASSENGER LIFT, ENTRANCE HALL, THREE DOUBLE BEDROOMS, SOUTH FACING 1 OPEN PLAN LOUNGE/KITCHEN/DINER, SOUTH FACING BALCONY WITH RIVER VIEWS, FULLY TILED BATHROOM, EN-SUITE SHOWER ROOM AND DRESSING ROOM TO THE MAIN BEDROOM AND SECURE UNDERCROFT ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOS SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- SOUTH FACING BALCONY WITH RIVER VIEWS
- SECURE UNDERCROFT PARKING SPACE
- PASSENGER LIFT
- FULLY TILED BATHROOM
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- 20' OPEN PLAN LOUNGE/KITCHEN/DINER
- DRESSING ROOM TO MAIN BEDROOM

**PASSENGER LIFT TO THIRD FLOOR**
Front door leading to:

**ENTRANCE HALL**
Being ' S ' shaped, security door entry phone system, door giving access to walk in storage cupboard, door giving access to airing cupboard housing wall mounted gas fired combination boiler, further door giving access to storage cupboard.

Door off entrance hall to:

**OPEN PLAN LOUNGE/DINER/KITCHEN**
**20'8" x 18'0" (6.30 x 5.49)**
Double glazed windows with plantation style shuttering to the front having a favoured southerly aspect with views of The River Adur, distant glimpses of The English Channel, radiator with cover, down lighting.

Opening off lounge/diner to:

**KITCHEN**
Comprising granite effect work top with sink unit with mixer tap, storage cupboard under, built in integrated dish washer to the side, matching granite effect backsplash with mirrored backsplash over, complimented by matching wall units over with down lighting, built in fridge and freezer to the side, matching granite effect backsplash with built in electric hob, electric oven under, drawers to either side, matching granite effect backsplash over with mirrored backsplash over, complimented by matching wall units over with down lighting, built in integrated extractor to the side, matching two seater breakfast bar to the side with storage cupboard under, wood effect flooring, down lighting and clean air extractor fan.

Twin double glazed French doors open plan lounge/diner to:

**BALCONY**
**18'8" x 4'3" (5.69 x 1.31)**
Laid to wood decking enclosed by wood hand rail and balustrade, having a favoured southerly aspect with direct views of The River Adur, distant views of The English Channel and The South Downs.

Door off entrance hall to:

**BEDROOM 1**
**11'5" x 9'6" (3.48 x 2.90)**
Being of irregular shape, double glazed windows to the front having a favoured southerly aspect, single panel radiator, door giving access to walk in dressing room with hanging space and lighting.

Door off bedroom 1 to:

**EN-SUITE SHOWER ROOM**
Being part tiled, comprising wall mounted ceramic sink unit with contemporary style mixer tap, floating low level wc, mirrored medicine cabinet, tiled flooring, spot lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower screen, clean air extractor system.

Door off entrance hall to:

**BEDROOM 2/DINING ROOM**
**14'6" x 8'11" (4.42 x 2.74)**
Being of irregular shape, double glazed windows to the front having a favoured southerly aspect, single panel radiator.

Door off entrance hall to:

**BEDROOM 3**
**10'4" x 8'9" (3.16 x 2.69)**
Being of irregular shape, double glazed windows to the rear, single panel radiator.

Door off entrance hall to:

**BATHROOM**
Being fully tiled, comprising panel bath with mixer tap and separate shower attachment, wall mounted ceramic sink unit with contemporary style mixer tap, floating low level wc, frosted double glazed windows, tiled flooring, spot lighting, extractor fan.

**UNDERCROFT ALLOCATED PARKING SPACE**
No: 14

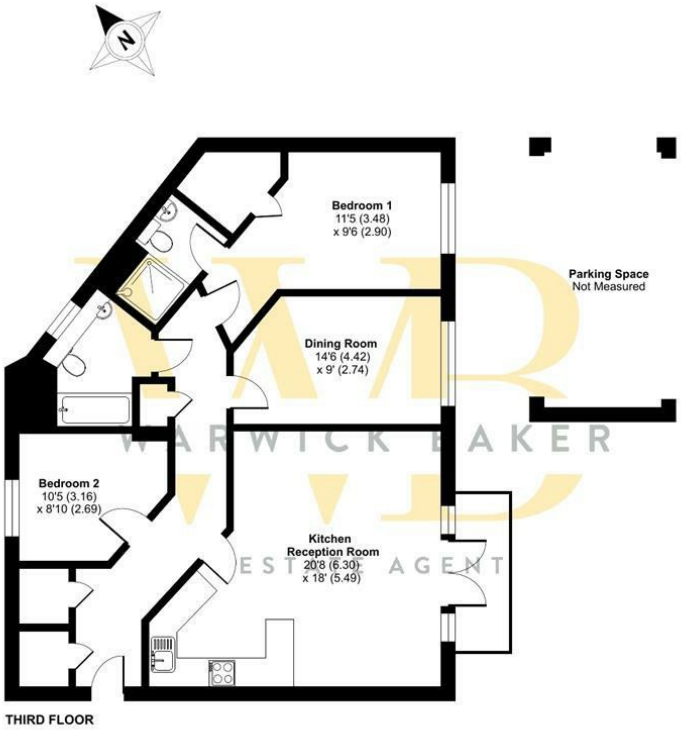
**OUTGOINGS**
MAINTENANCE:- £3,500 PER ANNUM

LEASE:- 999 YEARS FROM 01/01/2004

## Bowline Point, Broad Reach, Shoreham-by-Sea, BN43

Approximate Area = 1001 sq ft / 92.9 sq m

For identification only - Not to scale




Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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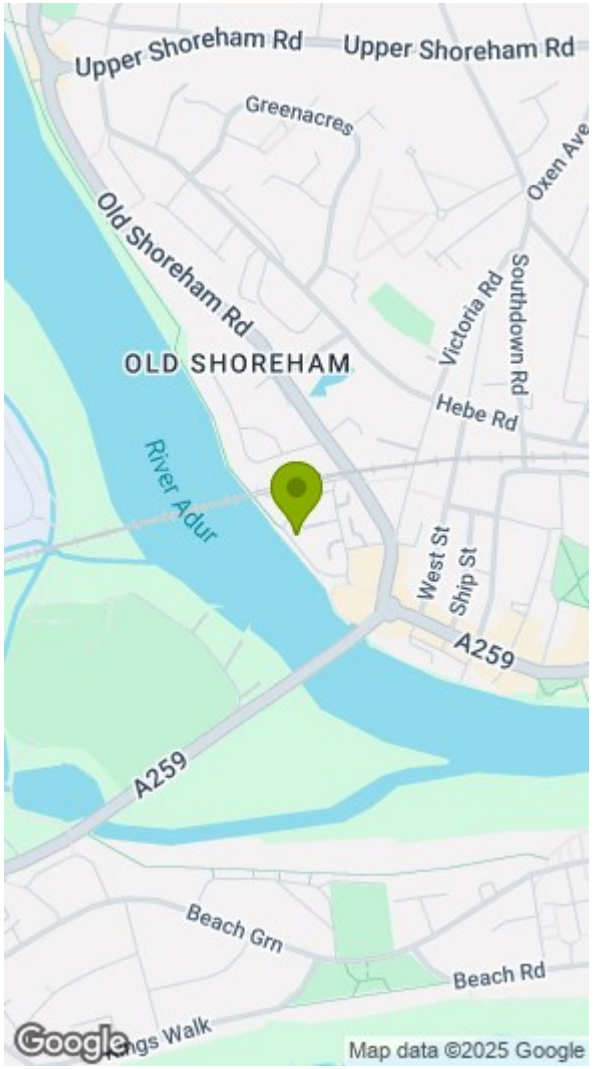


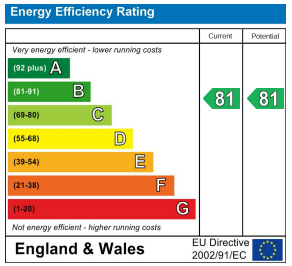


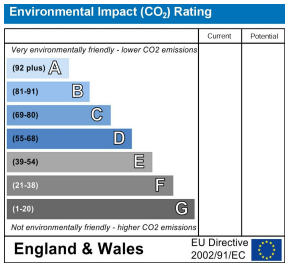


**Disclaimer**

* 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