Flat 2, 20 Brighton Road | | Shoreham-By-Sea | BN43 6RG

WARWICK BAKER
ESTATE AGENT

# Flat 2, 20 Brighton Road | | Shoreham-By-Sea | BN43 6RG

£249,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GARDEN FLAT, OCCUPYING PART OF THE GROUND FLOOR OF THIS PERIOD BUILDING. LOCATED WITHIN 1 MILE OF SOUTHWICK SQUARE AND RAILWAY STATION ( LONDON VICTORIA - 82 MINUTES ). THE FLAT BENEFITS FROM A 12' SOUTH FACING LOUNGE WITH STUNNING VIEWS OF SHOREHAM HARBOUR, 11' MODERN KITCHEN, DOUBLE BEDROOM, MODERN SHOWER ROOM, FRONT PATIO/GARDEN AND RESIDENTS OFF ROAD PARKING AREA. INTERNAL VIEWING HIGLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- GROUND FLOOR FLAT
- DOUBLE BEDROOM
- 12' SOUTH FACING LOUNGE WITH HARBOUR VIEWS
- 11' MODERN KITCHEN
- MODERN SHOWER ROOM
- FRONT PATIO GARDEN
- RESIDENTS OFF ROAD PARKING AREA
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- SHARE OF FREEHOLD

Front door leading to:

## OPEN PLAN LOUNGE/KITCHEN

## LOUNGE
**12'9" x 11'5" (3.90 x 3.48)**
Into square bay with double glazed windows to the front having a favoured southerly aspect, with direct views of Shoreham Harbour, two floor to ceiling contemporary style radiators, recessed shelving in the chimney breast, solid wood flooring, LED downlighting.

Opening off lounge to:

## KITCHEN
**11'5" x 7'4" (3.48 x 2.25)**
Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect work top, slow closing storage cupboard under, built in integrated washing machine to the side, matching granite effect backsplash, matching adjacent worktop with inset ' LAMONA ' four ring electric hob, range of slow closing drawers and cupboard under, built in integrated 'LAMONA ' dishwasher to the side, ' LAMONA ' glass and steel extractor hood over, matching adjacent twin larder style cupboards with shelving, built in ' NEFF ' electric oven to the side, with drawers and cupboard under, cupboard over, built in integrated fridge and freezer to the side, frosted double glazed window, solid wood flooring, floor to ceiling contemporary style radiator, LED downlighting.

Opening off kitchen to:

## INNER HALL
**10'5" in length (3.18 in length)**
Solid wood flooring.

Door off inner hall to:

## BEDROOM
**11'10" x 11'3" (3.61 x 3.45)**
Frosted double glazed windows, solid wood flooring, LED downlighting.

Door off inner hall to:

## SHOWER ROOM
Being part tiled, pedestal wash hand basin with contemporary style mixer tap, comprising low level wc, heated hand towel rail, triple mirrored door medicine cabinet, recessed shelving, frosted double glazed window, LED downlighting, extractor fan, step in fully tiled shower cubicle with independent shower unit, rainfall style shower head with separate shower attachment, sliding glass shower screen.

## OUTSIDE FRONT PATIO GARDEN
**13'1" x 10'9" (4.00 x 3.29)**
Having a favoured southerly aspect, laid to patio slabs, enclosed partly by low walling.

## RESIDENTS PARKING AREA
Located to the rear of the building.

## OUTGOINGS
MAINTENANCE:- 25% OF ANY EXPENDITURE ( £200 PER ANNUM BUILDING INSURANCE )

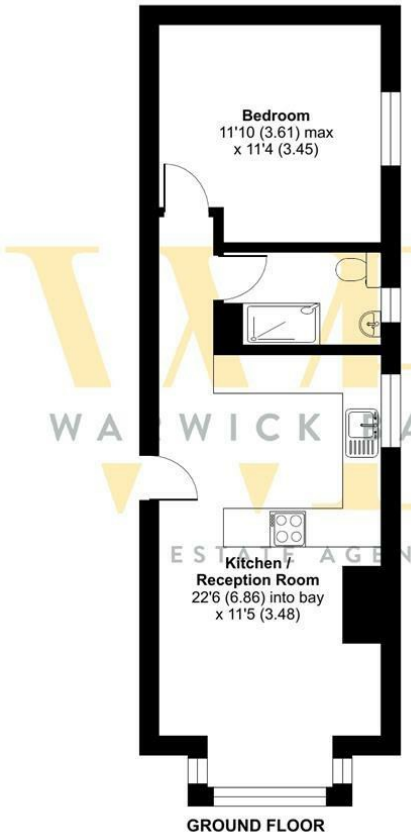
GROUND RENT:- NON APPLICABLE

LEASE:- SHARE OF FREEHOLD - REMAINDER OF A 999 YEAR LEASE

## Brighton Road, Shoreham-by-Sea, BN43

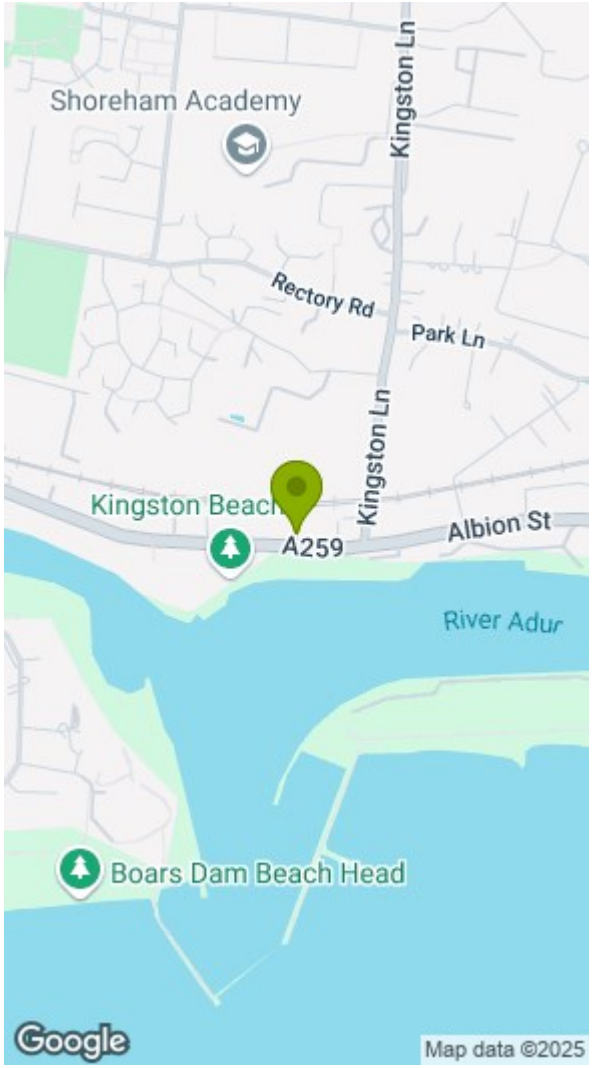
Approximate Area = 442 sq ft / 41.1 sq m

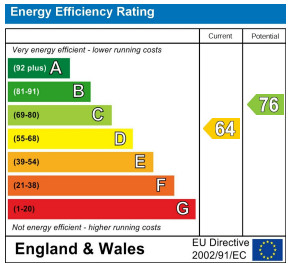
For identification only - Not to scale

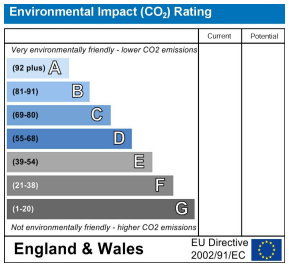



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1278506




**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

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