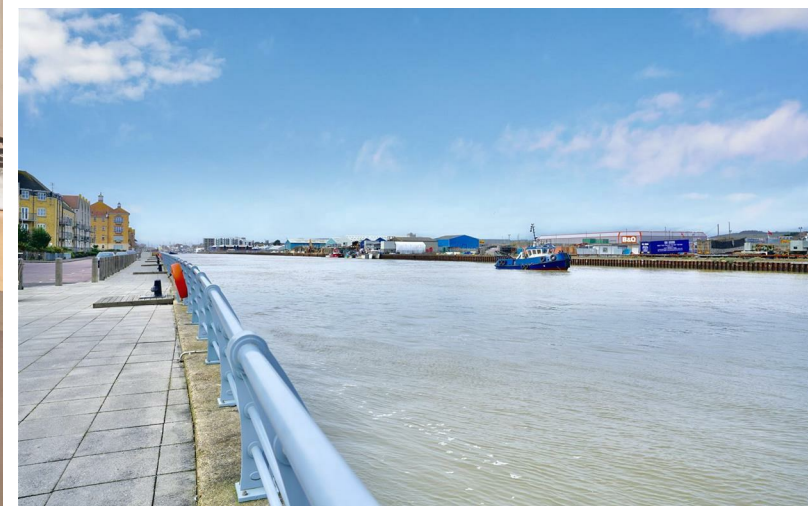




11 Garland Point Sussex Wharf | | Shoreham | BN43 5PF





## 11 Garland Point Sussex Wharf | | Shoreham | BN43 5PF

£199,950

\*\*\* £199,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET, A RARELY AVAILABLE PURPOSE BUILT 1ST FLOOR FLAT IN GARLAND POINT. THE PROPERTY BENEFITS FROM AN OPEN PLAN LIVING / DINING / KITCHEN SPACE WITH ONE DOUBLE BEDROOM, MODERN BATHROOM, ALLOCATED PARKING SPACE. GARLAND POINT IS AT THE END OF THE DEVELOPMENT AT SUSSEX WHARF AND HAS STUNNING VIEWS OF THE RIVER ESTUARY, BRIGHTON AND ACCESS TO SILVERSANDS BEACH

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS AGENT.

WARWICK BAKER ESTATE AGENTS - 01273 461144

- GARLAND POINT
- 1ST FLOOR WITH LIFT
- 01273 461144
- VACANT POSSESSION
- EXCELLENT LOCATION
- STUNNING RIVER AND ESTUARY VIEWS
- PERFECT FIRST TIME OR INVESTMENT BUY
- MODERN BATHROOM
- CALL NOW TO VIEW

## COMMUNAL ENTRANCE

Communal door with entry phone system, Lift & Stairs to 1st Floor, personal door to

## ENTRANCE HALL

Doors giving access to Living Room / Dining Room, Bedroom, Bathroom, Large Storage Cupboard housing Boiler

## LIVING / DINING ROOM

Open plan, with double glazed windows overlooking the River Adur. views over the South Downs and Easterly back towards Brighton and the River Estuary.

## KITCHEN AREA

Modern extensive range of wall and base level units, work surfaces with inset sink and drainer unit, inset 4 ring gas hob, oven under and extractor over, integrated appliances including dishwasher, washer/dryer, fridge and freezer.

## BEDROOM

Double glazed windows overlooking the River Adur and views over the South Downs and Easterly back towards Brighton and the River Estuary, fitted double wardrobes.

## BATHROOM

Matching modern suite, comprising panel bath with

shower over and sliding shower screen, vanity unit with inset wash hand basin, low level W.C.

## OUTSIDE

### PARKING SPACE NO: 216

There is allocated parking for one car.

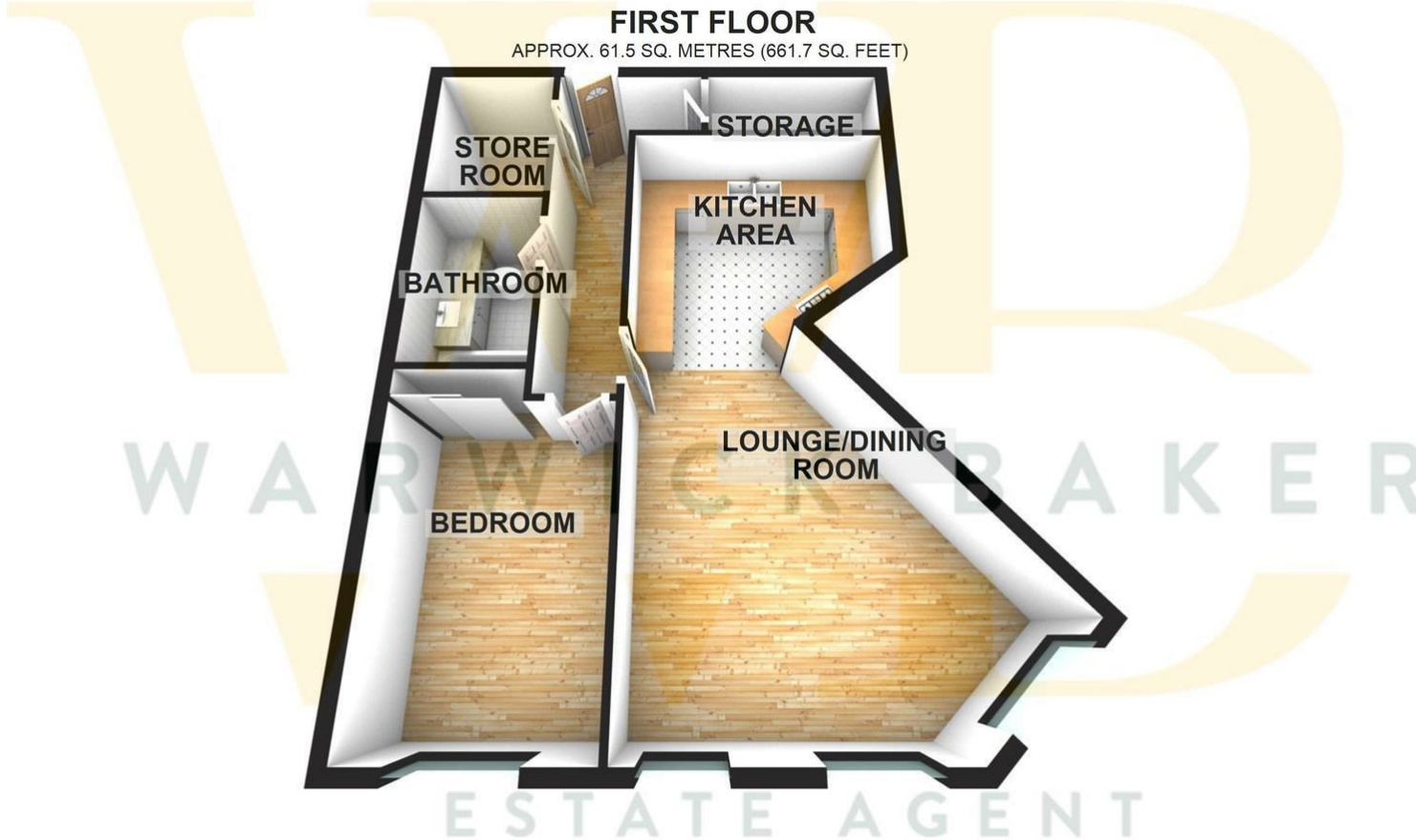
## LEASE

LEASE - 125 YEARS FROM 2006

MAINTENANCE - £1,108 PER ANNUM

ROUND RENT - £150 PER ANNUM





**FIRST FLOOR**  
APPROX. 61.5 SQ. METRES (661.7 SQ. FEET)

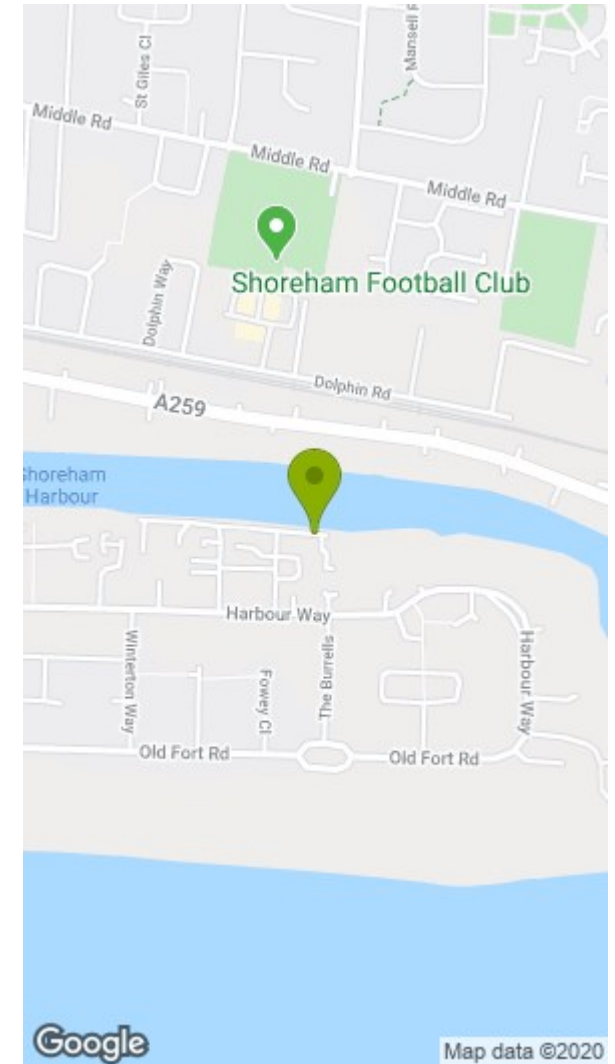
TOTAL AREA: APPROX. 61.5 SQ. METRES (661.7 SQ. FEET)

**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	81	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	86	86