14, Dunwich Sussex Wharf | | Shoreham-By-Sea | BN43 5PE

WARWICK BAKER
ESTATE AGENT

14, Dunwich Sussex Wharf | | Shoreham-By-Sea | BN43 5PE

£305,000

*** £305,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PENTHOUSE, OCCUPYING THE FOURTH AND FIFTH FLOORS OF THIS PURPOSE BUILT BLOCK OF FLATS BUILT CIRCA. 2005. THE FLAT BENEFITS FROM THE USE OF PASSENGER LIFT, ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO DOUBLE BEDROOMS WITH RIVER AND DOWNLAND VIEWS, MODERN KITCHEN/LOUNGE, UTILITY ROOM, FULLY TILED BATHROOM, BALCONY WITH RIVER AND DOWNLAND VIEWS AND TWO UNDER CROFT PARKING SPACES. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENTS. NO UPWARD CHAIN.

- PENTHOUSE APARTMENT
- KITCHEN/LOUNGE
- 10AM - 12PM - CALL 01273 461144
- BALCONY
- PASSENGER LIFT
- RIVER VIEWS
- TWO PARKING SPACES
- 2 DOUBLE BEDROOMS
- NO UPWARD CHAIN

Passenger lift to third floor.

Front door leading to:

ENTRANCE HALL
16'4" in length (5.00 in length)
‘ KARNDEAN ‘ flooring, spot lighting.

Door off entrance hall to:

KITCHEN
10'9" x 9'3" (3.30 x 2.84)
Comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into granite effect work top, built in integrated ' HOTPOINT ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated fridge/freezer to the side, larder style storage cupboard to the side, matching adjacent work top with inset ' BEKO ' gas four ring hob, built in ' BOSCH ' electric oven under, built in cupboards to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor hood, adjacent matching two seater breakfast bar with drawers and cupboard under,
' KARNDEAN ' flooring, spot lighting.

Opening off kitchen to:

LOUNGE
10'9" x 10'9" (3.30 x 3.30)
Double glazed window to the front with direct views of The River Adur and The South Downs, single panel radiator, ' KARNDEAN ' flooring, spot lighting.

Sliding double glazed patio door off lounge to:

BALCONY
9'8" x 4'3" (2.97 x 1.30)
Laid to wood decking, enclosed by steel balustrade and wood hand rail, with direct views of The River Adur and The South Downs, views of Lancing College.

Door off entrance hall to:

BEDROOM 1
Double glazed windows to the front front with direct views of The River Adur and The South Downs, single panel radiator, built in sliding double mirror doored wardrobe with hanging and shelving space, spot lighting.

Door off entrance hall to:

UTILITY ROOM/AIRING CUPBOARD
Comprising granite effect work top with built in storage cupboard under, built in integrated ' BOSCH ' washing machine to the side, tiled splash back, complimented by matching wall unit over, gas fired boiler to the side, ' ' MEGAFLOW ' hot water cylinder with pressurised tank, slatted shelving, ' KARNDEAN ' flooring, extractor fan.

Door off entrance hall to:

BATHROOM
Being fully tiled, comprising panel bath with hand grips, contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, wash hand basin with contemporary style mixer tap, twin doored storage cupboard below, low level wc, heated hand towel rail, ' KARNDEAN ' flooring, spot lighting extractor fan.

Turning staircase with hand rail up from entrance hall to:

BEDROOM 2
20'4" x 10'5" (6.20 x 3.20)
Double glazed windows to the front front with direct views of The River Adur and The South Downs, double panelled radiator, ' KARNDEAN ' flooring, spot lighting.

TWO PARKING SPACES
Two under croft parking spaces, No:191.

OUTGOINGS
MAINTENANCE:- £2086 per annum

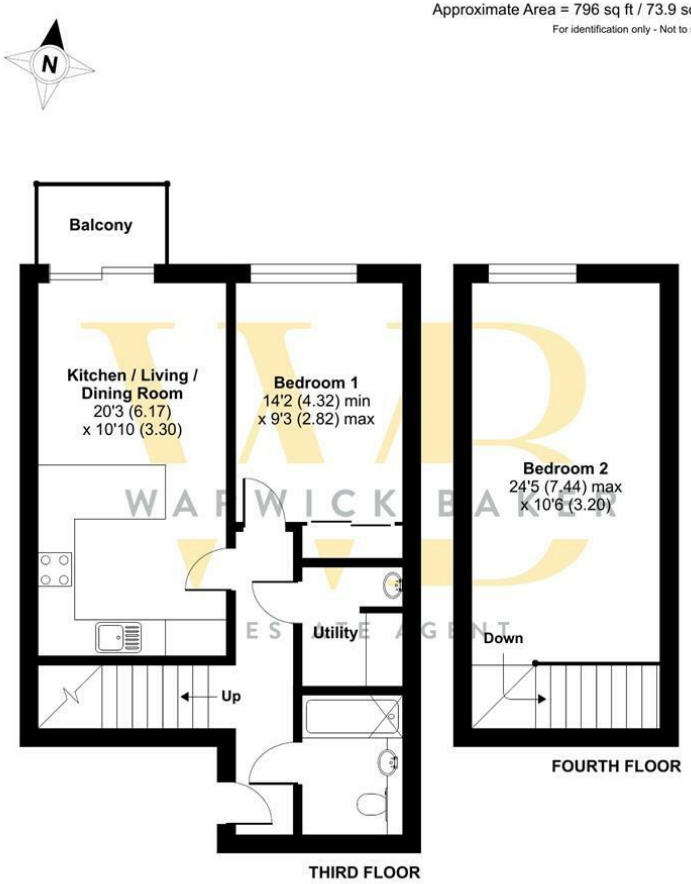
GROUND RENT:- £150 per annum

LEASE:- 125 YEARS FROM 2005

Dunwich, Sussex Wharf, Shoreham-by-Sea, BN43

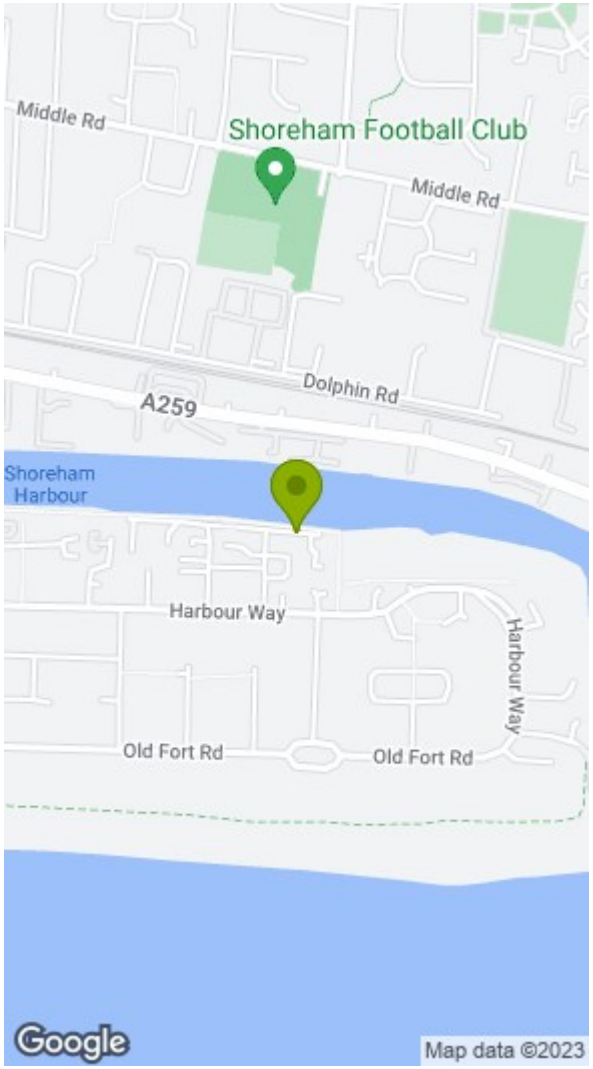
Approximate Area = 796 sq ft / 73.9 sq m

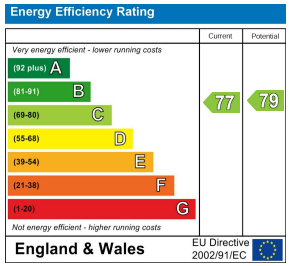
For identification only - Not to scale

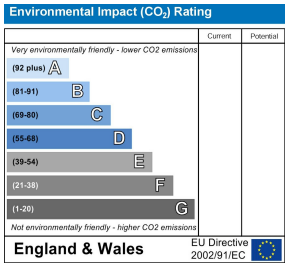


WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Warwick Baker Estate Agent Ltd. REF: 807258







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