Flat 11, South Wharf House Hancock Way | | Shoreham-By-Sea | BN43 5JT

WARWICK BAKER
ESTATE AGENT

Flat 11, South Wharf House Hancock Way | | Shoreham-By-Sea | BN43 5JT

£249,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE PENTHOUSE PURPOSE BUILT APARTMENT. THE PROPERTY OCCUPIES PART OF THE SECOND FLOOR AND IS LOCATED WITHIN 200 METRES OF THE FORESHORE.

THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, WEST FACING LIVING/DINING ROOM, MODERN KITCHEN, TWO WEST FACING DOUBLE BEDROOMS, MODERN BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, JULIETTE BALCONY AND TWO ALLOCATED OFF ROAD SECURE PARKING SPACES NEAR TO THE FRONT DOOR.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- WEST FACING JULIETTE BALCONY WITH VIEWS
- VENDOR SUITED - END OF CHAIN
- TWO WEST FACING DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- PLEASE CALL TO VIEW - 01273 461144
- WEST FACING LIVING/DINING ROOM
- TWO ALLOCATED SECURE PARKING SPACES NEXT TO THE MAIN ENTRANCE
- MODERN KITCHEN & BATHROOMS
- SECURED BICYLCE STORAGE

Front door leading to:

ENTRANCE HALL
26'10" (8.20)
Being ' Z ' shaped, security door entry phone system, single panel radiator, laminate wood flooring, LED downlighting, door giving access to storage cupboard housing high level electric trip switches, laminate wood flooring, door giving access to airing cupboard with single panel radiator, slatted shelving over, laminate wood flooring.

Door off entrance hall to:

LIVING/DINING ROOM
16'04" x 12'03" (4.98m x 3.73m)
Double glazed windows and twin double glazed French doors to the front having a westerly aspect on to a steel and glass Juliette balcony, double and single panel radiator, laminate wood flooring.

Opening off living/dining room to:

KITCHEN
10'10" x 6'3" (3.31 x 1.92)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect worktop, storage cupboard under, built in integrated ' LAMONA ' dishwasher to the side, matching granite effect backsplash, adjacent matching worktop with inset stainless steel ' LAMONA ' gas four ring hob, built in integrated ' LAMONA ' electric oven under, cupboards to both side, built in ' BEKO ' washer/dryer, matching granite effect backsplash with stainless steel backsplash, stainless steel canopied extractor hood, complimented by matching wall units to the side, storage cupboard to the side housing ' VAILLANT ' gas fired combination boiler, further adjacent matching worktop with range of drawers under, matching granite effect backsplash, built in integrated ' LAMONA ' fridge/freezer to the side, laminate wood flooring, LED downlighting.

Door off entrance hall to:

BEDROOM 1
12'2" x 8'9" (3.71 x 2.67)
Double glazed windows to the front having a westerly aspect, double panelled radiator, built in double doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising pedestal wash hand basin with mixer tap, tiled splash back, mirror over, low level wc, two shelves over, single panel radiator, tiled flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, twin sliding shower doors.

Door off entrance hall to:

OUTGOINGS
MAINTENANCE:- £1,041.66 PER ANNUM (£355 RESERVE FUND)

GROUND RENT:- £200 PER ANNUM

LEASE:- 125 YEARS FROM 01/01/2010

BEDROOM 2
11'4" x 7'5" (3.47 x 2.27)
Double glazed windows to the front having a westerly aspect, single panel radiator.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with mixer tap and separate shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, tiled splash back, mirror over, low level wc, single panel radiator, tiled flooring, LED downlighting, extractor fan.

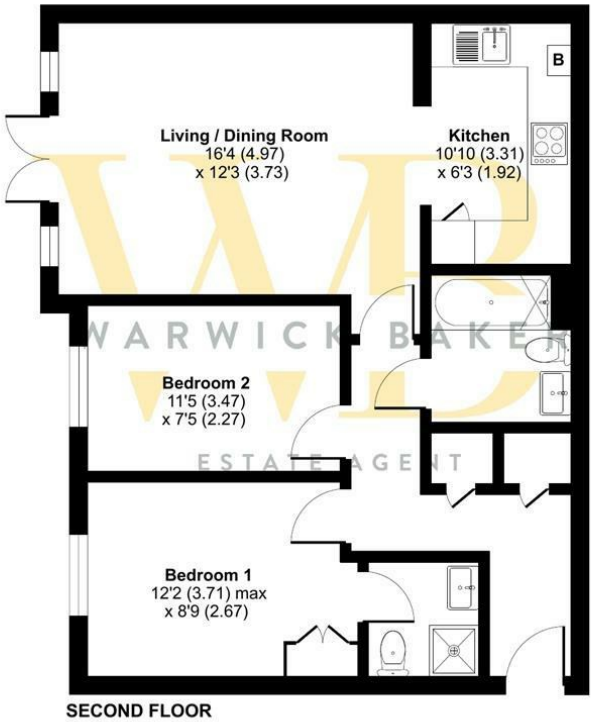
TWO ALLOCATED PARKING SPACES
By the front entrance.

CYCLE STORE
Secured bicycle storage.

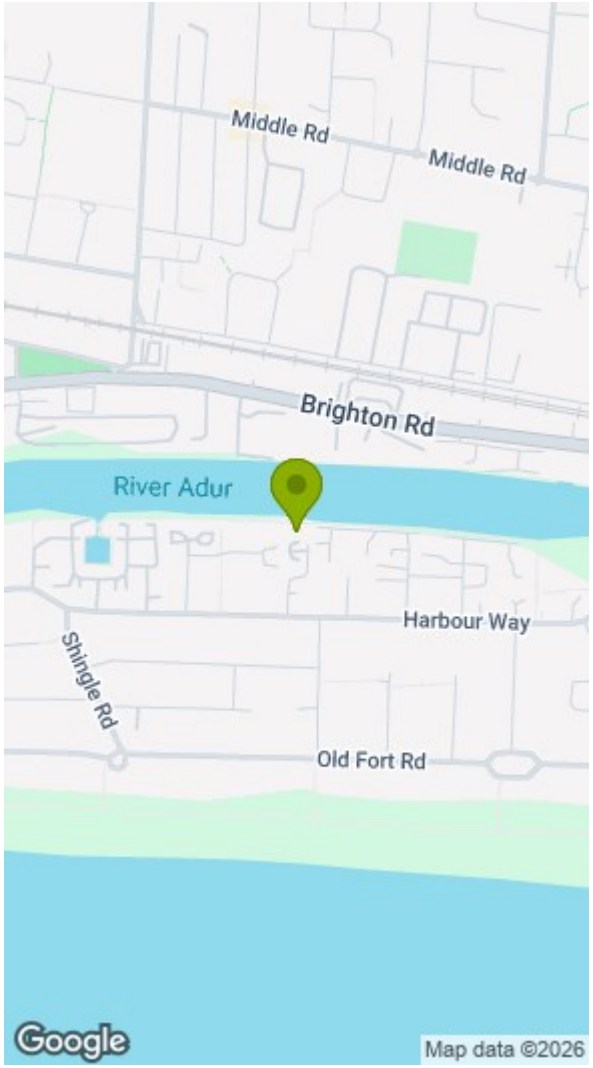
Hancock Way, Shoreham-by-Sea, BN43

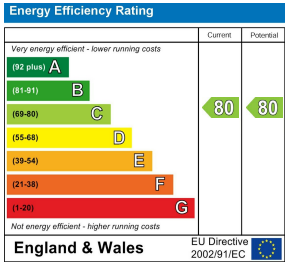
Approximate Area = 658 sq ft / 61.1 sq m

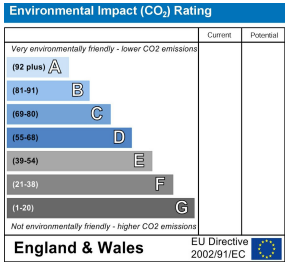
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1268149







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