4, Stockwell House Queens Place | | Shoreham-By-Sea
BN43 5AT

WARWICK BAKER
ESTATE AGENT

4, Stockwell House Queens Place | | Shoreham-By-Sea | BN43 5AT

£249,950

*** £249,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FLAT, OCCUPYING PART OF THE FIRST FLOOR OF A PURPOSE BUILT BLOCK. LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE, WITHIN 100 METRES OF THE MAINLINE RAILWAY STAION (LONDON-VICTORIA 80 MINUTES). THE FLAT BENEFITS FROM ENTRANCE HALL, 14' WEST FACING LOUNGE, MODERN KITCHEN, TWO BEDROOMS AND SHOWER ROOM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- TWO BEDROOMS
- 14' WEST FACING LOUNGE
- MODERN KITCHEN
- SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS.
- NO UPWARD CHAIN
- CALL NOW TO VIEW
- 01273 461144

Front door leading to:

ENTRANCE HALL
6'0" x 5'11" (1.84 x 1.82)
Being ' L ' shaped, security door entry phone system, night storage heater with cover, laminate wood flooring, door giving access to airing cupboard housing pre-factory hot water cylinder with fitted immersion heater, slatted shelving.

Doorway off entrance hall to:

LOUNGE
14'9" x 13'6" (4.50 x 4.14)
Into square bay with double glazed windows to the front having a westerly aspect, night storage heater with cover, laminate wood flooring.

Opening off lounge to:

KITCHEN
9'2" x 8'2" (2.80 x 2.51)
Comprising wood work top with inset stainless steel sink unit with contemporary style mixer tap, storage cupboard under, matching adjacent work top with inset ' LIMONA ' four ring electric hob, electric oven under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, stainless steel canopied extractor hood, space for tall fridge/freezer to the side, further adjacent matching work top with drawers and cupboards under, laminate wood flooring, double glazed windows to the front having a westerly aspect, spot lighting.

Door off entrance hall to:

BEDROOM 1
11'11" x 11'5" (3.65 x 3.49)
Into square bay with double glazed windows to the rear having an easterly aspect, built in triple sliding doored wardrobe with hanging and shelving space, night storage heater.

Door off entrance hall to:

BEDROOM 2
13'1" x 5'6" (3.99 x 1.69)
Being ' L ' shaped, double glazed windows to the side.

Door off entrance hall to:

SHOWER ROOM
Being part tiled, comprising vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard below, low level wc, tiled flooring, heated hand towel rail, frosted double glazed windows, spot lighting, extractor fan, step in fully tiled shower cubicle with independent wall mounted shower unit with separate shower attachment, sliding glass shower door.

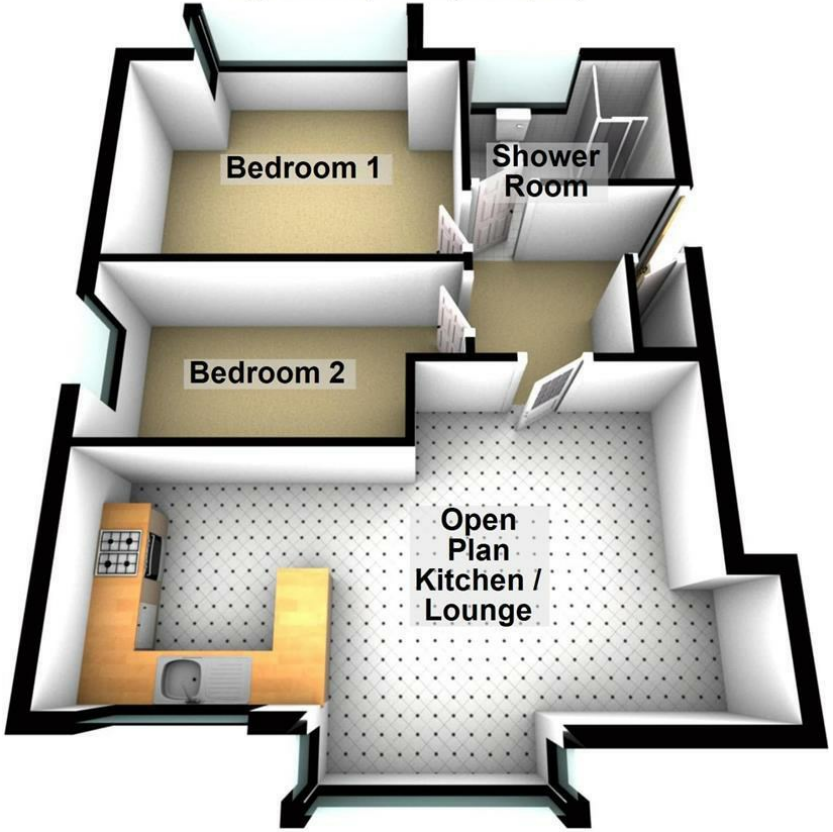
OUT GOINGS
MAINTENANCE :- £1264.24 PER ANNUM

GROUND RENT :- £250 PER ANNUM

99 years from 29 September 2013
Lease Term Remaining BETA 89 years

Ground Floor

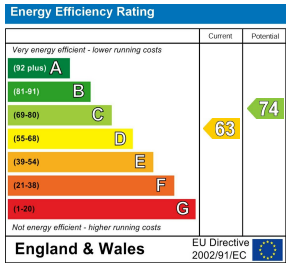
Approx. 52.9 sq. metres (569.6 sq. feet)

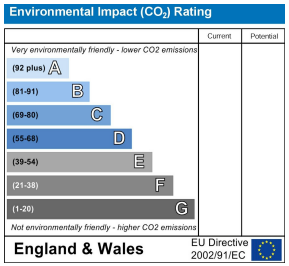


Total area: approx. 52.9 sq. metres (569.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

4 Stockwell House, Shoreham





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