14, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43
5PU

WARWICK BAKER
ESTATE AGENT

14, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43 5BH

£219,950

*** £219,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT FLAT BUILT CIRCA. 2005. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ' L ' SHAPED ENTRANCE HALL, 14' LOUNGE WITH DIRECT RIVER VIEWS, DOUBLE BEDROOM WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN BATHROOM AND ALLOCATED PARKING SPACE.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

NO ONWARD CHAIN.

- ENTRY PHONE SYSTEM
- DOUBLE BEDROOM WITH RIVER VIEWS
- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS
- ' L ' SHAPED ENTRANCE HALL
- MODERN BATHROOM
- NO ONWARD CHAIN
- 14' LOUNGE WITH RIVER VIEWS
- BALCONY WITH RIVER VIEWS
- MODER KITCHEN
- ALLOCATED PARKING SPACE

Front door leading to:

ENTRANCE HALL
10'9" x 10'9" (3.30 x 3.30)
Being ' L ' shaped, security door entry phone system, single panel radiator, hardwood flooring, LED downlighting, door giving access to airing cupboard housing ' MEGAFLO ' pressurised hot water cylinder, slatted shelving over, door giving access to storage cupboard.

Door off entrance hall to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE
14'8" x 13'2" (4.48 x 4.03)
Double glazed window to the front with direct views of The River Adur and The South Downs, two single panel radiators, LED downlighting, hardwood flooring.

Sliding double glazed patio door off lounge to:

BALCONY
7'4" x 4'1" (2.26 x 1.27)
Laid to wood decking, enclosed by wood handrail with steel balustrade, direct views of The River Adur and The South Downs.

Opening off lounge to:

KITCHEN
10'4" x 6'11" (3.16 x 2.12)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into worktop, storage cupboards under, integrated ' BOSCH ' dishwasher to the side, tiled splash back, adjacent matching worktop with inset four ring stainless steel gas hob, built in electric oven under, storage cupboard to the side, built in integrated ' BEKO ' washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in extractor hood to the side, storage cupboard to the side housing ' VAILLANT ' gas fired combination boiler, further adjacent matching worktop with range of drawers under, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' fridge/freezer to the side, hardwood flooring, LED downlighting, clean air extractor system.

Door off entrance hall to:

BEDROOM
10'5" x 10'4" (3.20 x 3.16)
Double glazed windows to the front with direct views of The River Adur and The South Downs, single panel radiator, hardwood flooring, built in double sliding doored wardrobe with hanging and shelving space.

Door off entrance hall to:

BATHROOM
Comprising panel bath with mixer tap with separate shower attachment, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, storage cupboards under, low level wc, heated hand towel rail, tiled flooring, LED downlighting.

ALLOCATED PARING SPACE
No: 82

OUTGOINGS
MAINTENANCE:- £711.59 EVERY SIX MONTHS

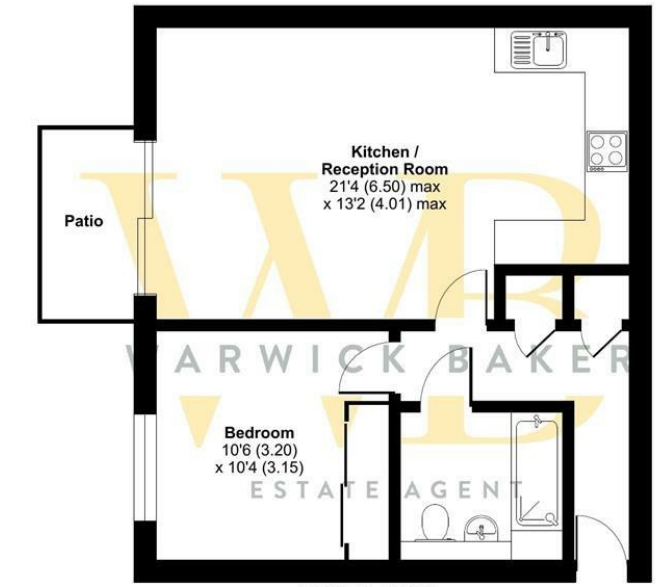
GROUND RENT:- £150 PER ANNUM

LEASE:- 105 YEARS REMAINING

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

Approximate Area = 505 sq ft / 47 sq m

For identification only - Not to scale

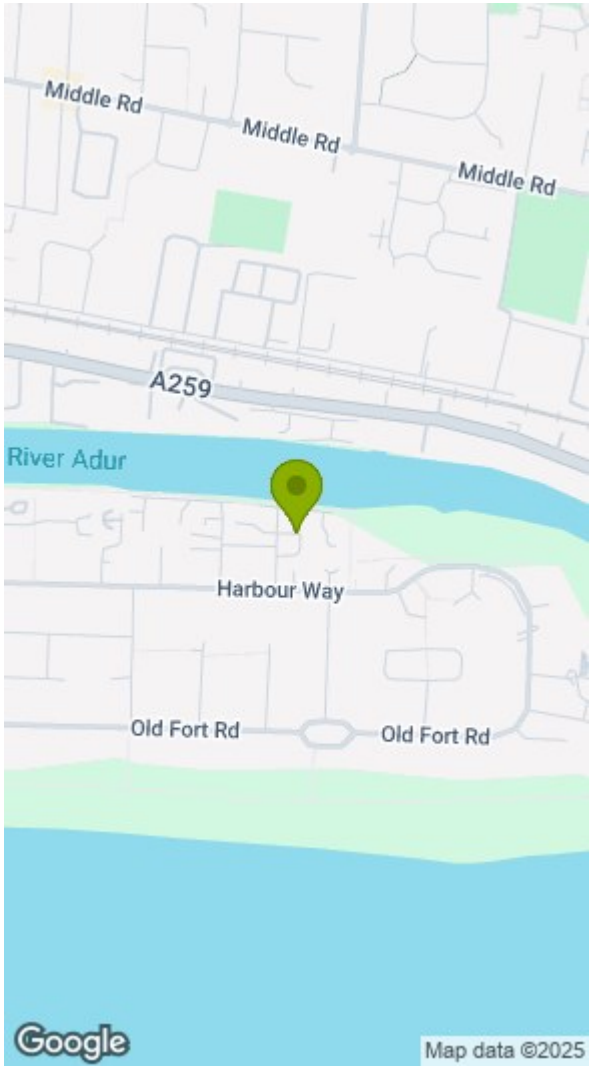


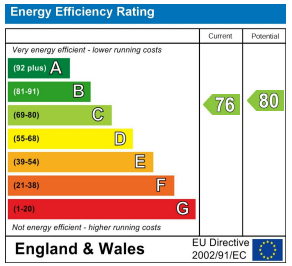
GROUND FLOOR

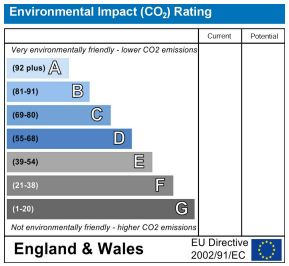
WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1173541







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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