12, The Quayside Hancock Way | | Shoreham-By-Sea | BN43
5JG

WARWICK BAKER
ESTATE AGENT

12, The Quayside Hancock Way | | Shoreham-By-Sea | BN43 5JG

Offers In Excess Of £250,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SECOND FLOOR PURPOSE BUILT FLAT. BUILT CIRCA.2005, THE FLAT BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO BEDROOMS WITH RIVER VIEWS, 15' LOUNGE WITH RIVER VIEWS, MODERN KITCHEN, MODERN BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND ALLOCATED PARKING. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- 2 BEDROOMS
- 13' LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN
- FULLY TILED MODERN BATHROOM
- FULLY TILED EN-SUITE TO MAIN BEDROOM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL BUY TO LET INVESTOR
- NO UPWARD CHAIN

Front door leading to:

ENTRANCE HALL
28'10" in length (8.80 in length)
Being ' Z ' shaped, security door entry phone system, door giving access to storage cupboard, door giving access to airing cupboard housing hot water cylinder, shelving over, single panel radiator, spot lighting.

Door off entrance hall to:

LOUNGE
13'10" x 13'8" (4.22 x 4.18)
Double glazed windows and twin double glazed doors giving access to Juliette balcony having direct views of the River Adur and The South Downs, two single panel radiators, door giving access to storage cupboard housing ' POTTERTON ' gas fired boiler.

Doorway off lounge to:

KITCHEN
10'7" x 6'1" (3.25 x 1.87)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap inset into granite effect rolled edge work top, storage cupboard under, built in integrated ' HOTPOINT ' dishwasher to the side, tiled splash back, complimented by matching wall unit over with down light to the side, matching adjacent work top with inset stainless steel gas four ring hob, double electric oven under, drawers and cupboard to the side, built in ' BEKO ' washing machine to the side, tiled splash back, ' HOTPOINT ' stainless steel canopied extractor hood, complimented by matching wall units to the side, further adjacent matching work top, storage cupboard under, complimented by matching wall unit over, glass display cabinet to the side with down light, built in integrated fridge/freezer to the side, vinyl flooring, spot lighting.

Door off entrance hall to:

BEDROOM 1
15'3" x 10'2" (4.65 x 3.12)
Being ' L ' shaped, double glazed windows to the front with direct views of The River Adur and of The South Downs, single panel radiator, built in double doored wardrobe.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM
Being fully tiled, comprising step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding shower door, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, vinyl flooring, spot lighting extractor fan.

Door off entrance hall to:

BEDROOM 2
10'2" x 8'11" (3.10 x 2.72)
Double glazed windows to the front with direct views of The River Adur and of The South Downs, single panel radiator.

Door off entrance hall to:

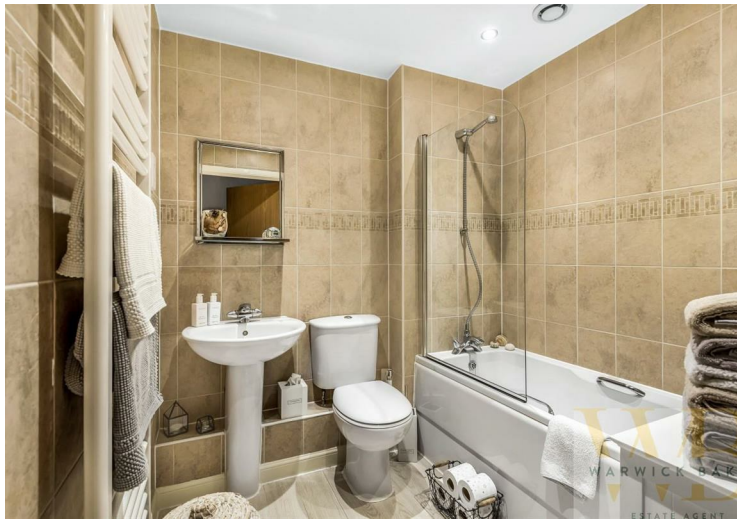
BATHROOM
Being fully tiled, comprising panel bath with twin hand grips, mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, vinyl flooring, extractor fan, spot lighting.

ALLOCATED PARKING SPACE NO:12
In secure gated compound.

OUTGOINGS
MAINTANANCE:- £1,350 PER ANNUM

GROUND RENT:- £150 PER ANNUM

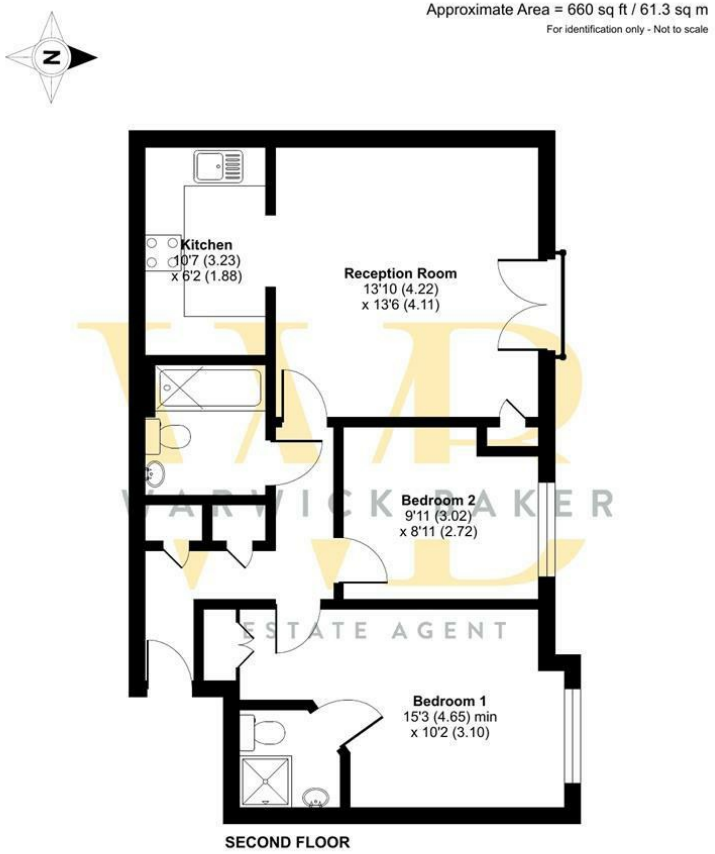
LEASE:- APPROX. 900 YEARS REMAIN



Hancock Way, Shoreham-by-Sea, BN43

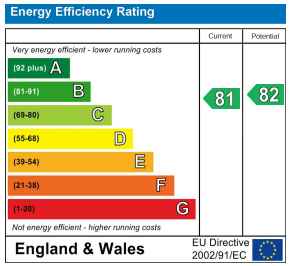
Approximate Area = 660 sq ft / 61.3 sq m

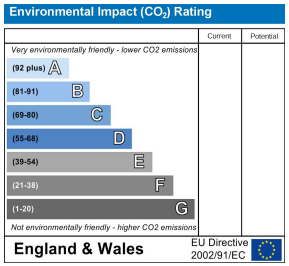
For identification only - Not to scale



WARWICK BAKER ESTATE AGENT

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 803692





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