8A Brunswick Road | | Shoreham-By-Sea | BN43 5WB

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £150,000

*** O.I.E.O. £150,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS FIRST FLOOR APARTMENT.

LOCATED IN THE TOWN CENTRE MINUTES FROM THE MAINLINE RAILWAY STATION THE PROPERTY BOASTS A LARGE WESTERLY ASPECT LIVING / DINING ROOM, ONE DOUBLE BEDROOM AND MODERN KITCHEN.

OFFERED WITH VACANT POSSESSION. CALL NOW TO VIEW 01273 461144

- TOWN CENTRE LOCATION
- GROUND RENT & BUILDING INS - £330 PER ANNUM
- ONE DOUBLE BEDROOM
- FIRST FLOOR
- NO CHAIN
- CALL NOW TO VIEW
- LEASE - 107 YEARS
- 01273 461144

ENTRANCE HALL
Door to front, stairs rising to the First Floor.

LANDING
Doors to all rooms, over stairs storage, loft access.

LIVING / DINING ROOM
13'04 x 13'01 (4.06m x 3.99m)
Westerly aspect bay window.

KITCHEN
7'08 x 6'05 (2.34m x 1.96m)
Modern range of wall and base level units, 4 ring gas hob, oven under, extractor over, inset sink unit, space for appliances. Fire escape.

BEDROOM
11'03 x 8'04 (3.43m x 2.54m)
Rear aspect window.

BATHROOM
Matching suite, panel enclosed bath, shower attachement, wash hand basin, low level W.C, side aspect window.

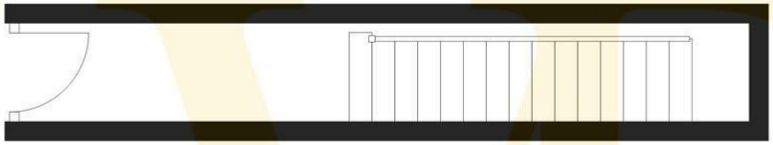
LEASEHOLD
LEASE - 107 YEARS

MAINTENANCE - SELF MAINTAINING

GROUND RENT & BUILDING INS - £330 PER ANNUM

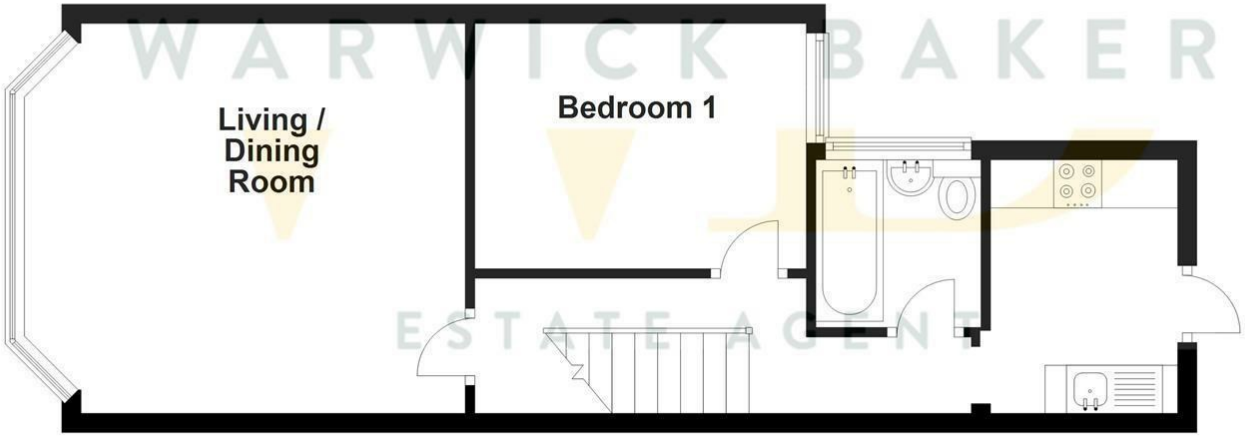
Ground Floor

Approx. 7.7 sq. metres (83.1 sq. feet)

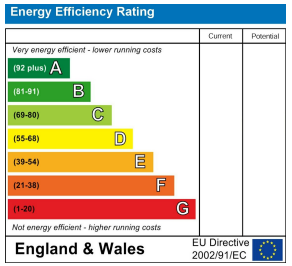


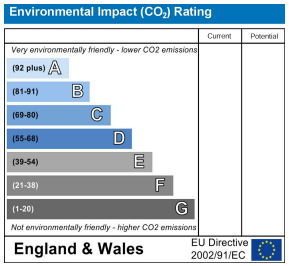
First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 49.1 sq. metres (528.6 sq. feet)





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