11 Victoria Court Victoria Road | | Shoreham-By-Sea | BN43 5WS

WARWICK BAKER
ESTATE AGENT

11 Victoria Court Victoria Road | | Shoreham-By-Sea | BN43 5WS £320,000

*** £320,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTREMELY WELL PRESENTED AND SPACIOUS APARTMENT.

LOCATION IN THE TOWN CENTRE CLOSE TO THE THE MAINLINE RAILWAY STATION THE PROPERTY HAS TWO DOUBLE BEDROOMS, RECENTLY FITTED MODERN KITCHEN, TWO DOUBLE BEDROOMS AND PARKING.

CALL NOW - 01273 461144

- TOWN CENTRE LOCATION
- PARKING & COMMUNAL GARDENS
- CALL NOW
- 14'6 LIVING DINING ROOM
- OPEN HOUSE
- 01273 461144
- TWO DOUBLE BEDROOMS
- SAT 9TH JULY 10AM-12PM
- SPACIOUS APARTMENT
- NO CHAIN

COMMUNAL ENTRANCE
Entry phone system, stairs to the First Floor.

ENTRANCE HALL
Door to front, doors giving access to Living / Dining Room, both Bedrooms 1 & 2, Bathroom, W.C, storage cupboard and airing cupboard. Loft access and Westerly aspect window.

LIVING / DINING ROOM
14'6 x 13'8 (4.42m x 4.17m)
Westerly aspect windows with views of the South Downs, door to

KITCHEN
13'11 x 6'3 (4.24m x 1.91m)
Newly fitted modern Kitchen, range of wall and base units, work surfaces, inset sink unit, 4 ring hob, oven under, extractor over, space for appliances, side aspect windows.

BEDROOM 1
14'9 x 11'2 (4.50m x 3.40m)
Easterly aspect window, fitted double wardrobe.

BEDROOM 2
15' x 9'1 (4.57m x 2.77m)
Easterly aspect window.

BATHROOM
Modern matching suite, panel enclosed bath, wash had basin, front aspect window.

W.C
Low level W.C, front aspect window.

OUTSIDE

COMMUNAL GARDENS
There are well maintained communal gardens to the rear of the property.

PARKING
Allocated parking for One car and visitors spaces.

SHARE OF FREEHOLD
LEASE LENGTH - 961 YEARS REMAINING

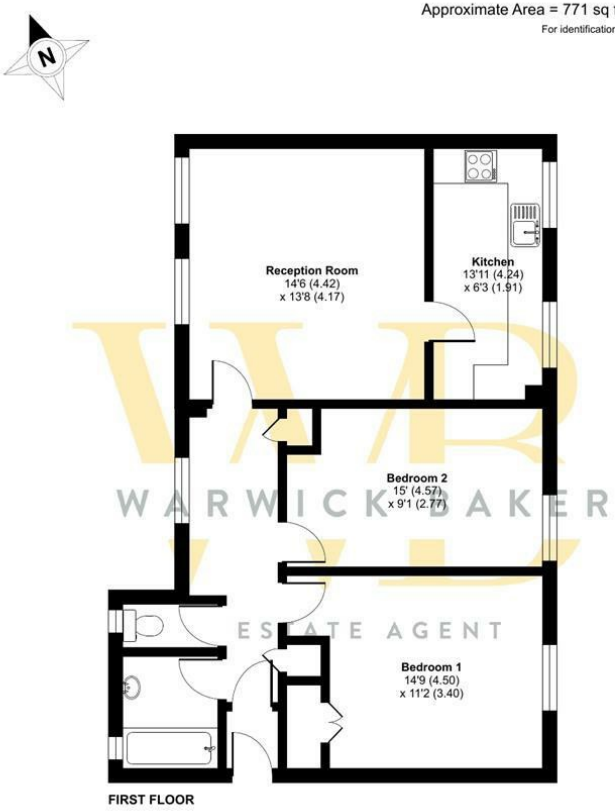
MAINTENANCE - £2,040 PER ANNUM APROX

GROUND RENT - n/a - SHARE OF FREEHOLD

Victoria Court, Victoria Road, Shoreham-by-Sea, BN43

Approximate Area = 771 sq ft / 71.6 sq m

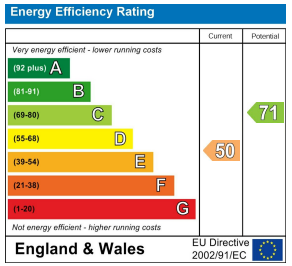
For identification only - Not to scale

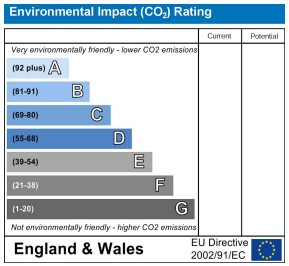


FIRST FLOOR

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: 865355





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