



3, Linemans Broad Reach Mews | Shoreham-By-Sea | BN43  
£750,000

WB  
WARWICK BAKER  
ESTATE AGENT

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3, Linemans Broad Reach Mews | Shoreham-By-Sea | BN43 5EH

£500,000

\*\*\* £500,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT APARTMENT. LOCATED IN THE HEART OF THE TOWN CENTRE, VERY WELL PRESENTED THROUGHOUT. BUILT CIRCA. 2004 THE FLAT BENEFITS FROM, ENTRY PHONE SYSTEM, 'L' SHAPED ENTRANCE HALL, TWO DOUBLE BEDROOMS, 18' OPEN PLAN LOUNGE/KITCHEN/DINER, 18' WEST FACING PRIVATE DECKED AREA, MODERN PART TILED BATHROOM, MODERN EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED.

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- 18' PRIVATE DECKED AREA

- 'L' SHAPED ENTRANCE HALL
- MODERN BATHROOM

- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM

- 18' WEST FACING LOUNGE
- ALLOCATED PARKING SPACE

Front door leading to:

## ENTRANCE HALL

**16'11" x 16'0" (5.17 x 4.89)**

Being 'L' shaped, security door entry phone system, single panel radiator, LED down lighting, door giving access to storage cupboard housing gas meter and electric trip switches, hanging and shelving space, double doors giving access to utility cupboard with space and plumbing for washing machine, shelving over, 'BAXI' wall mounted gas fired combination boiler.

Door off entrance hall to:

## LOUNGE OPEN PLAN KITCHEN

### LOUNGE

**18'0" x 16'4" (5.50 x 5.00)**

Double glazed windows to the front having a westerly aspect with direct views of The River Adur, laid to wood decking enclosed by shingle.

### KITCHEN

**11'1" x 7'10" (3.39 x 2.41)**

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect worktop, storage cupboards under, built in integrated 'BOSCH' dishwasher to the side, stainless steel backsplash, complimented by matching wall units over

with under counter lighting, display wine rack to the side, adjacent matching wood effect worktop with inset stainless steel 'BOSCH' four ring hob, 'BOSCH' electric oven under, drawers and cupboards to the side, stainless steel back splash, 'BOSCH' stainless steel canopied extractor hood, space for tall fridge/freezer to the side, vinyl flooring, LED downlighting.

Twin double glazed french doors off lounge to:

### DECKED AREA

**18'0" x 9'10" (5.50 x 3.02)**

Having a westerly aspect with direct views of The River Adur, laid to wood decking enclosed by shingle.

Door off entrance hall to:

### BEDROOM 1

**11'4" x 10'11" (3.46 x 3.35)**

Double glazed windows to the rear, single panel radiator, built in triple sliding mirrored doored wardrobe with hanging and shelving space.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Comprising floating sink unit with

contemporary style mixer tap, floating low level wc, display shelf over, tiled splash back, mirrored medicine cabinet, heated hand towel rail, tiled flooring, LED down lighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower door.

Door off entrance hall to:

### BEDROOM 2

**11'1" x 9'9" (3.40 x 2.98)**

Double glazed windows to the rear, single panel radiator.

Door off entrance hall to:

### BATHROOM

Being part tiled, comprising panel bath with contemporary style mixer tap with separate shower attachment, floating sink unit with contemporary style mixer tap, low level wc, heated hand towel rail, display shelf, tiled flooring, LED down lighting.

### OUTGOINGS

MAINTENANCE:- £1,450 EVERY SIX MONTHS

GROUND RENT:- £250 PER ANNUM

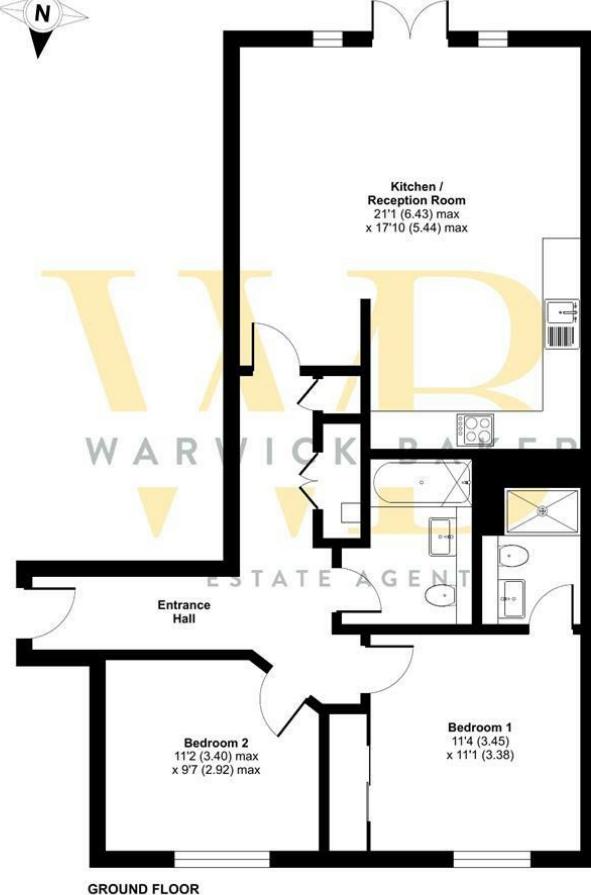
LEASE:- 999 YEARS FROM 2004



## Broad Reach Mews, BN43

Approximate Area = 864 sq ft / 80.2 sq m

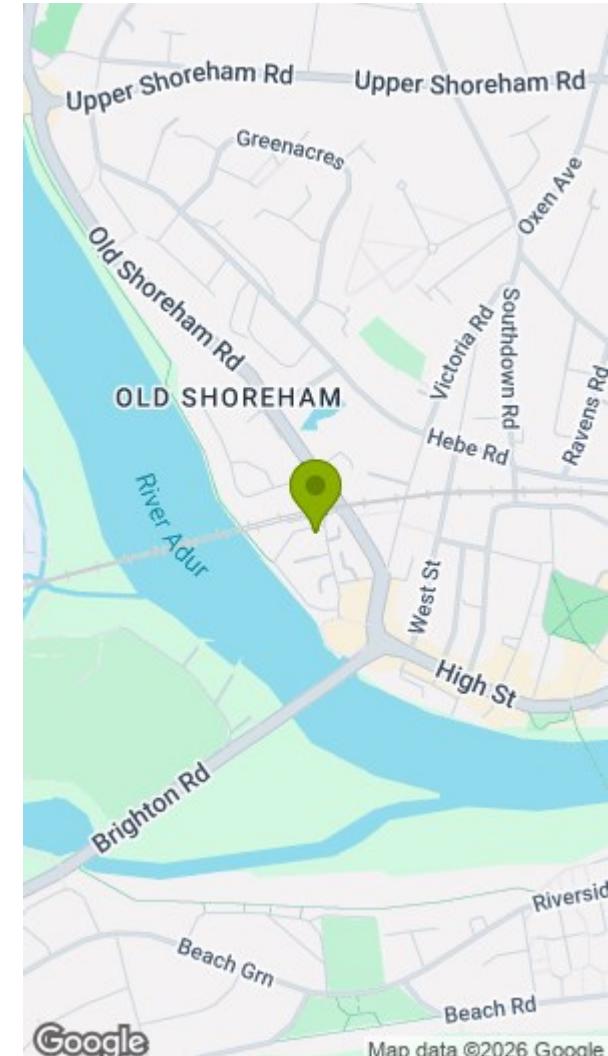
For identification only - Not to scale



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: 1070853

### 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not very energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC