44c Kingston Broadway | | Shoreham-By-Sea | BN43 6TE

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £229,999

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED SECOND FLOOR PURPOSE BUILT FLAT, LOCATED ON THE SHOREHAM/SOUTHWICK BORDER, WITHIN 500 METRES OF THE HOLMBUSH CENTRE OFFERING A TESCO SUPERSTORE, MARKS AND SPENCER AND NEXT, WADURS SWIMMING POOL IS WITHIN 20 METRES. THE FLAT BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE HALL, TWO DOUBLE BEDROOMS, DUAL ASPECT LOUNGE, MODERN KITCHEN, MODERN BATHROOM AND OUTSIDE STORAGE CUPBOARD. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- PRIVATE STREET ENTRANCE + ENTRANCE HALL
- MODERN BATHROOM
- IDEAL FOR BUY TO LET INVESTORS
- DUAL ASPECT LOUNGE
- OUTSIDE STORAGE CUPBOARD
- VENDOR SUITED
- TWO DOUBLE BEDROOMS
- SHARED BALCONY
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS

ENTRANCE HALL
12'7" x 11'1" (3.85 x 3.40)
Being ' L ' shaped, double panelled radiator, recess storage area with shelving, laminate wood flooring, LED downlighting.

Door off entrance hall to:

LOUNGE
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect with views of The South Downs, two shelving areas, double panelled radiator, LED downlighting, four ceiling speakers.

Door off entrance hall to:

KITCHEN
12'8" x 8'9" (3.88 x 2.67)
Comprising 1 1/4 bowl UPVC sink unit with contemporary style mixer tap inset into worktop, slow closing storage cupboard under, display wine rack to the side, matching adjacent worktop with range of slow closing drawers under, bin space to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, further adjacent matching worktop with inset ' HOTPOINT ' four ring electric hob, built in ' BEKO ' electric oven under, storage cupboard below, carousel corner unit to the side, tiled splash back, stainless steel canopied extractor hood over, further adjacent matching worktop to the side, storage cupboards under, space for fridge to the side, space for freezer to the side, tiled splash back, recessed storage cupboard housing electric meter and electric trip switches, laminate wood flooring, double glazed windows to the side having a westerly aspect with views of The South Downs, double glazed windows to the rear with views of The South Downs, LED downlighting.

Door off entrance hall to :

BEDROOM 1
14'2" x 12'9" (4.33 x 3.89)
Double glazed windows to the front having a favoured southerly aspect, part panelled wall, double panelled radiator, LED downlighting, opening to walk-in wardrobe with hanging and shelving space.

Door off entrance hall to:

BEDROOM 2
10'4" x 9'10" (3.17 x 3.02)
Double glazed windows to the rear with views of The South Downs, part panelled wall, double panelled radiator, LED downlighting, opening to walk-in wardrobe with hanging space.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising ' P ' shaped panel bath with contemporary style mixer tap, rainfall style shower head, built in shower with separate shower attachment, floating ceramic sink unit with contemporary style mixer tap, storage cupboard under, low level wc, tiled flooring, contemporary style electric panel radiator, frosted double glazed windows, LED downlighting.

OUTSIDE STORAGE CUPBOARD
Housing wall mounted ' GLOWWORM ' gas fired combination boiler, gas meter.

OUTGOINGS
MAINTENANCE AND GROUND RENT:- £1,152.00 every 6 Months

LEASE:- 174 YEARS REMAINING

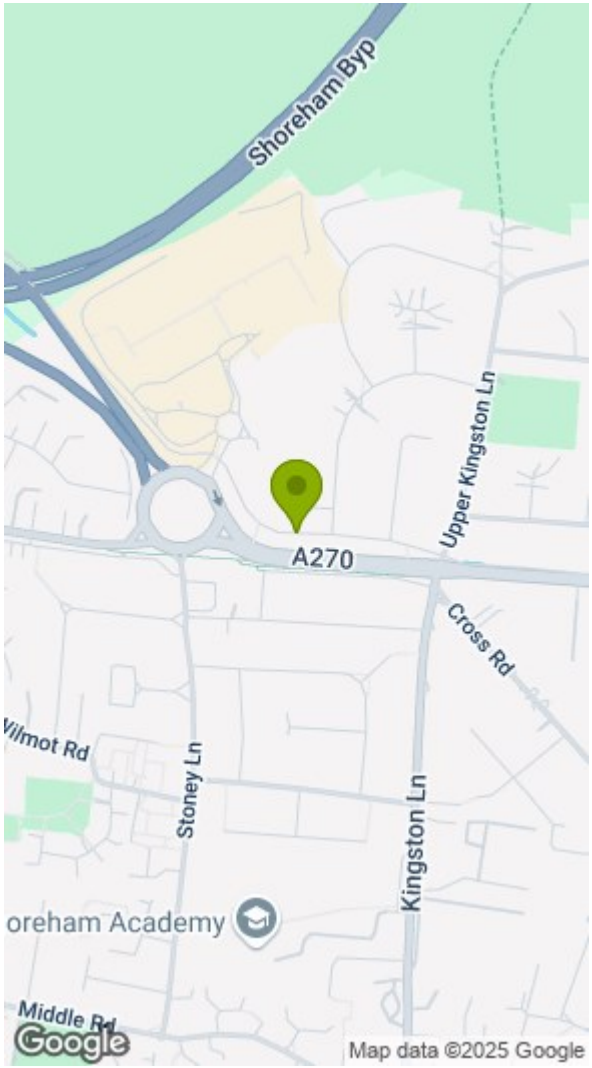
Kingston Broadway, Shoreham-by-Sea, BN43

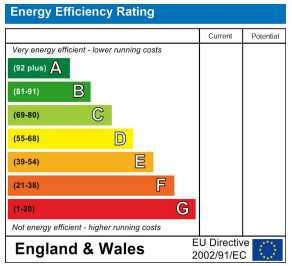
Approximate Area = 852 sq ft / 79.1 sq m

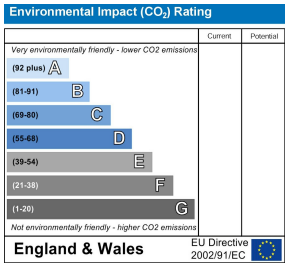
For identification only - Not to scale

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 2024.
Produced for Warwick Baker Estate Agent Ltd. REF: 1151671







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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