



Flat 4, Doveley's Court Riverside Road | | Shoreham | BN43

EDD



ESTATE AGENT



Flat 4, Doveley's Court Riverside Road | | Shoreham | BN43 5RB

£219,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL AND RARELY AVAILABLE APARTMENT, SITUATED ON THE FIRST FLOOR OF A PURPOSE-BUILT BLOCK. JUST A STONE'S THROW FROM THE FORESHORE AND FOOTBRIDGE, THIS PROPERTY OFFERS A WARM WELCOME WITH AN ENTRANCE LOBBY, A SPACIOUS LANDING, TWO GENEROUS DOUBLE BEDROOMS, AND A BRIGHT DUAL ASPECT 14' LOUNGE. THE MODERN KITCHEN WITH BREATHTAKING RIVER VIEWS IS IDEAL FOR CULINARY ENTHUSIASTS, COMPLEMENTED BY A STYLISH BATHROOM. ENJOY THE CONVENIENCE OF A GARAGE WITH A PARKING SPACE RIGHT IN FRONT. AN INTERNAL VIEWING IS STRONGLY ENCOURAGED BY THE VENDORS' SOLE AGENT, AND THERE'S THE ADDED BENEFIT OF NO UPWARD CHAIN.

- LANDING
- TWO DOUBLE BEDROOMS
- 14' DUAL ASPECT LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- COMMUNAL REAR BALCONY WITH RIVER VIEWS
- GARAGE IN COMPOUND PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

Part frosted double glazed front door leading to:

ENTRANCE LOBBY

3'10" x 2'10" (1.17m x 0.86m)

Cloaks hanging area.

Stairs with handrail up from entrance lobby to:

LANDING

Tiled flooring, double panelled radiator, door giving access to storage cupboard housing gas meter, door giving access to storage cupboard housing electric meter, door giving access to large storage cupboard.

Door off landing to:

LOUNGE

14'2" x 11'8" (4.34 x 3.56)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, feature open fireplace with tiled surround, wood mantle, tiled hearth, double panelled radiator.

Door off landing to:

KITCHEN

Comprising granite effect worktop with

inset stainless steel sink unit with hot and cold taps, storage cupboards under, tiled splash back, matching adjacent worktop with inset four ring electric hob, drawers and storage cupboards under, tiled splash back, complemented by matching wall units over with under counter lighting, glass and stainless steel extractor hood, 'VAILLANT' wall mounted gas fired combination boiler to the side, further adjacent matching worktop with electric oven under, tiled splash back, complemented by matching wall units over with under counter lighting, space for tall fridge/freezer, single panel radiator, tiled flooring, double glazed windows to the rear with direct views of The River Adur, the footbridge, central Shoreham and The South Downs.

Part double glazed door giving access to:

COMMUNAL BALCONY

With direct views of The River Adur, the footbridge, central Shoreham and The South Downs.

Door off landing to:

BEDROOM 1

Double glazed windows to the rear with direct views of The River Adur, the footbridge, central Shoreham and The

South Downs, single panel radiator.

Door off landing to:

BEDROOM 2

Double glazed windows to the front having a favoured southerly aspect.

Door off landing to:

BATHROOM

Being fully tiled, comprising panel bath with mixer tap with separate shower attachment, twin sliding shower screens, low level wc, vanity unit with mixer tap, double doored storage cupboard under, heated hand towel rail, double doors giving access to airing cupboard with space and plumbing for washing machine, frosted double glazed windows, tiled flooring

GARAGE IN COMPOUND

With up and over door, parking space to the front.

OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £100 PER MONTH

GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 29/09/2008

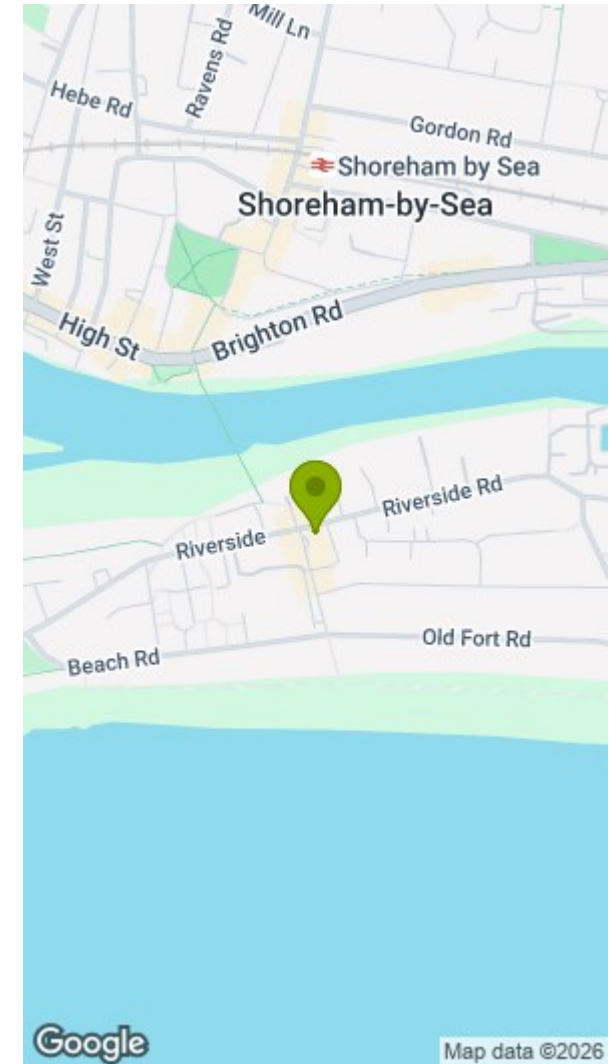


Riverside Road, Shoreham-by-Sea, BN43

Approximate Area = 648 sq ft / 60.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1466055



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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	77	England & Wales	EU Directive 2002/91/EC	54