



24, Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW





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£350,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED FIRST FLOOR PURPOSE BUILT FLAT. LOCATED ON RIVERSIDE, WITHIN 200 METRES OF SHOREHAM BEACH AND THE FOOTBRIDGE. THE FLAT BENEFITS FROM AN ENTRANCE HALL , 2 DOUBLE BEDROOMS, SOUTH FACING LOUNGE, SOUTH FACING REAR BALCONY, MODERN KITCHEN/BREAKFAST ROOM, MODERN SHOWER ROOM, FRONT BALCONY WITH DOWNLAND AND RIVER VIEWS AND GARAGE IN COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- ENTRANCE HALL
- 2 DOUBLE BEDROOMS
- SOUTH FACING LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN SHOWER ROOM
- SOUTH FACING REAR BALCONY
- FRONT BALCONY WITH RIVER VIEWS
- GARAGE IN COMPOUND
- INTERNAL VIEWING ADVISED



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(54-68) D				(54-68) D			
(39-53) E				(39-53) 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			
		73	81			73	83
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	