



Flat 2, 7-9 Brunswick Road | | Shoreham By Sea | BN43 5WA





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£125,000

*** £120,000 ***

Warwick Baker Estate Agents are delighted to offer this first floor converted STUDIO FLAT situated in the heart of the town centre close to the main post office and within walking distance to Shoreham main line railway station, comprising: studio room/kitchen, bathroom and private roof terrace. Internal viewing highly recommended by the vendor's sole agent. Cash buyers only.

Front Door Leading To ENTRANCE HALL

6' in length. Door off entrance hall to:

STUDIO ROOM

14'0" x 14'0" (4.27 x 4.27)

L shaped, having a dual aspect, double glazed windows to the front having an easterly aspect, double glazed windows to the side with glimpses of the South Downs. KITCHEN AREA comprising stainless steel sink unit with mixer tap inset into granite effect worktop with drawer and cupboards under, tiled splashback, complemented by matching wall unit over, adjacent worktop with inset Limona four ring halogen hob with Limona electric oven under, storage cupboard to the side, tiled splashback, stainless steel extractor hood over, frosted double glazed window to the side. Door off studio room to:

BATHROOM

being part tiled comprising panelled bath with mixer tap and separate shower attachment, vanity unit with inset wash hand basin with contemporary style mixer tap, tiled splashback, double door storage cupboard under, low level wc, storage cupboard with inset hot water tank, frosted double glazed windows to the rear, frosted double glazed windows to the side, extractor fan.





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			
(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		England & Wales		EU Directive 2002/91/EC	