13 Hancock Way | | Shoreham-By-Sea | BN43 5JG

WARWICK BAKER
ESTATE AGENT

13 Hancock Way | | Shoreham-By-Sea | BN43 5JG

£325,000

*** £325,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED SECOND FLOOR PURPOSE BUILT FLAT, BUILT CIRCA.2005. LOCATED WITHIN A SHORT WALK OF SHOREHAM FORESHORE. THE FLAT BENEFITS FROM ENTRY PHONE SYSTEM, 'Z' SHAPED ENTRANCE HALL, TWO BEDROOMS, 17' DUAL ASPECT LOUNGE, TWO JULIET BALCONIES, MODERN KITCHEN, MODERN SHOWER ROOM, EN-SUITE TO THE MAIN BEDROOM AND ALLOCATED PARKING SPACE IN A SECURE GATED AREA. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VENDOR SUITED.

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- 'Z' SHAPED ENTRANCE HALL
- MODERN SHOWER ROOM
- VENDOR SUITED
- 17' LOUNGE
- EN-SUITE TO MAIN BEDROOM
- MODERN KITCHEN
- TWO JULIET BALCONIES

Front door leading to:

ENTRANCE HALL
29'0" in length (8.84m in length)
Being ' Z ' shaped, door giving access to storage cupboard, door giving access to airing cupboard with space and plumbing for washing machine.

Door off entrance hall to:

LOUNGE
17'0" x 17'0" (5.18m x 5.18m)
Having a dual aspect, double glazed windows to the side with double glazed twin doors leading on to Juliet balcony having an easterly aspect with direct views of the River Adur and views of the South Downs, double glazed windows to the front and twin double glazed doors giving access to Juliet balcony with direct views of the River Adur and South Downs, views of Lancing College, two double panelled radiators.

Door off lounge to:

KITCHEN
10'6" x 6'3" (3.20m x 1.91m)
Comprising recycled glass solid work top with inset 1 1/4 bowl ceramic sink unit with contemporary style mixer tap with water filter, slow closing storage cupboard under display shelving to the side, matching recycled glass solid back splash, complimented by matching wall unit housing ' IDEAL VOGUE COMBI 26 ' wall mounted gas fired combination boiler, matching adjacent recycled glass solid work top with inset ' NEFF ' four ring induction hob, ' NEFF ' electric oven under, pull out spice drawers either side, range of slow closing drawers to the side, cupboard to the side with pull out carousel, matching recycled glass solid back splash, complimented by matching wall units over with downlighting, further matching recycled glass solid work top, pull out bin cupboard under, recycled glass solid backsplash, complimented by matching wall units over with downlighting, built in ' NEFF ' fridge/freezer to the side, ' KARNDEAN ' style flooring, double glazed window to the side having an easterly aspect with direct views of The River Adur, LED downlighting, clean air extraction system.

Door off entrance hall to:

BEDROOM 1
15'0" x 10'0" (4.57m x 3.05m)
Double glazed windows to the front having direct views of the River Adur and the South Downs, single panel radiator, built in double door wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising pedestal wash hand basin, contemporary style mixer tap, low level wc, heated hand towel rail, vinyl flooring, spotlighting, extractor fan, step in fully tiled shower cubicle, built in shower, separate shower attachment, sliding glass shower screen.

Door off entrance hall to:

BEDROOM 2
10'0" x 7'6" (3.05m x 2.29m)
Double glazed windows to the front having direct views of the River Adur and the South Downs, single panel radiator.

Door off entrance hall to:

BATHROOM
Being part tiled comprising pedestal wash hand basin, contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, spotlighting, extractor fan, comprising fully tiled shower area with built in shower, rainfall style shower head, glass shower screen.

ALLOCATED PARKING SPACE
No: 13, in a secure gated area.

OUTGOINGS
MAINTENANCE:- £1491.10 PER ANNUM

ESTATE CHARGE:- £150 PER ANNUM

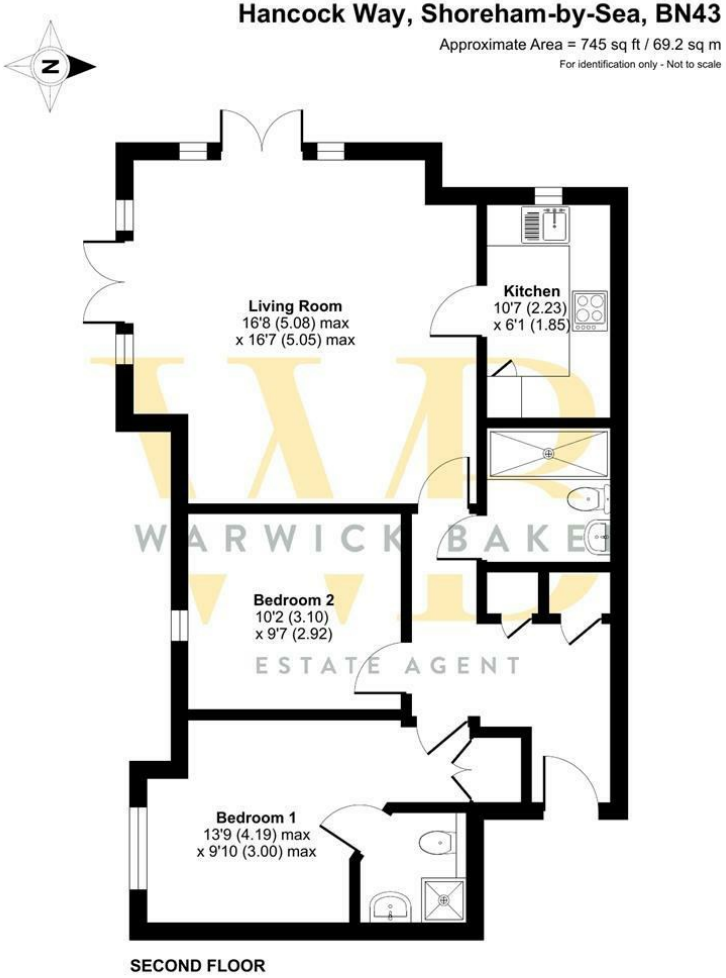
GROUND RENT:- 130.86 PER ANNUM

LEASE:- 999 YEARS FROM 2000

Hancock Way, Shoreham-by-Sea, BN43

Approximate Area = 745 sq ft / 69.2 sq m

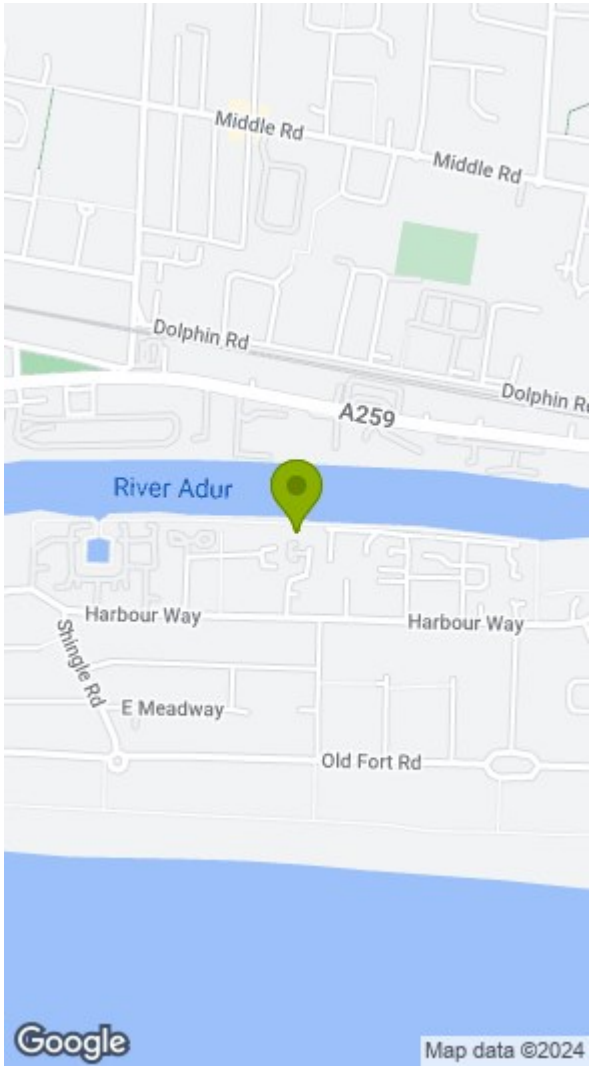
For identification only - Not to scale

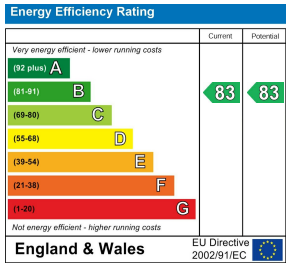


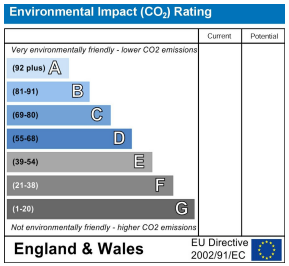
SECOND FLOOR

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: 1141321







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

10 High Street, Shoreham-by-Sea, West Sussex, BN43 5DA | Tel: 01273 461144 | Email: info@warwickbaker.co.uk | Web: www.warwickbaker.co.uk