2 Bank House 30a High Street | | Shoreham-By-Sea | BN43 5FA

WARWICK BAKER
ESTATE AGENT

2 Bank House 30a High Street | | Shoreham-By-Sea | BN43 5DA

£319,950

*** £329,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE 2ND FLOOR CONVERTED APARTMENT.

LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE THE PROPERTY BOASTS A NEW MODERN KITCHEN & BATHROOM, PERIOD FEATURES INCLUDING TALL CEILINGS AND STUNNING VIEW OF THE RIVER AND BEACH.

OFFERED WITH NO CHAIN - 01273 461144

- STUNNING RIVER VIEWS
- TWO DOUBLE BEDROOM
- CALL NOW TO VIEW
- HIGH STREET LOCATION
- TALL CEILINGS
- 01273 461144
- 15'02 LIVING ROOM
- OFFERED WITH NO CHAIN
- 12' NEW MODERN KITCHEN / DINER
- PARKING AVAILABLE SEPERATELY

COMMUNAL ENTRANCE
Double doors, stairs turning and rising to the Second Floor.

ENTRANCE HALL
Doors giving access to all rooms, storage cupboards

LIVING ROOM
15'02 x 13' (4.62m x 3.96m)
Southerly aspect double glazed sash windows with views of the beach and the River Adur.

KITCHEN / BREAKFAST ROOM
12' x 11'01 (3.66m x 3.38m)
Refitted modern contemporary range of wall and base level units, inset sink unit, inset 4 ring gas hob, oven under, extractor over, integrated fridge, freezer, dishwasher and washer/dryer. Double glazed sash window with views of the South downs.

BEDROOM 1
15'05 x 13' (4.70m x 3.96m)
Double glazed sash window with views of the South downs.

BEDROOM 2
13'07 x 13'01 (4.14m x 3.99m)
Southerly aspect double glazed sash windows with views of the beach and the River Adur.

BATHROOM
Refitted modern suite, panel enclosed bath with centre taps, wall mounted shower over, pedestal wash hand basin, low level W.C. Double glazed obscure glass sash window.

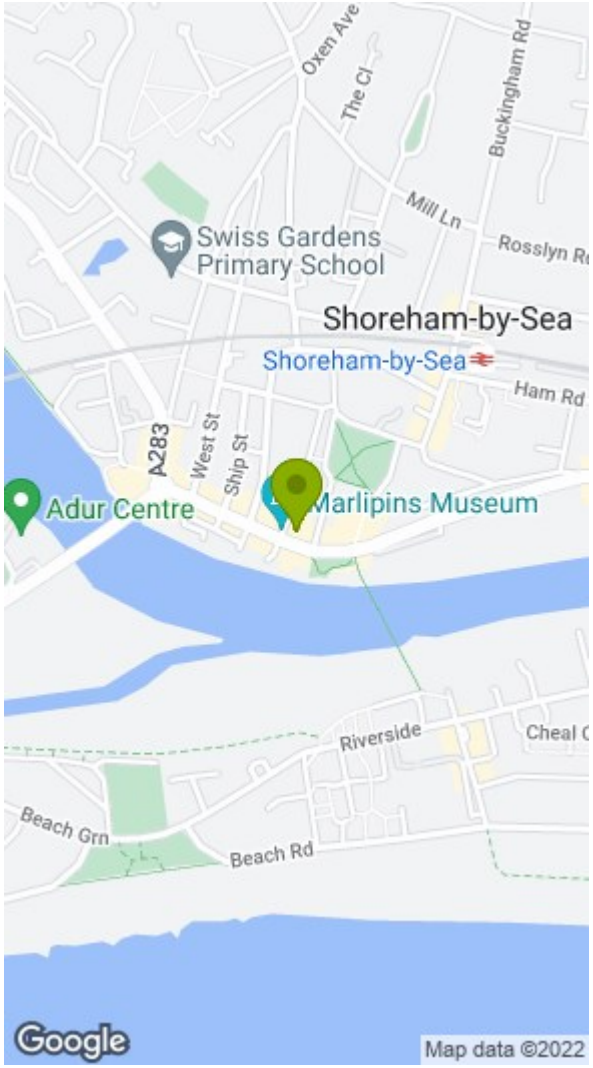
LEASEHOLD
MAINTENACE:- £1200 PER ANNUM

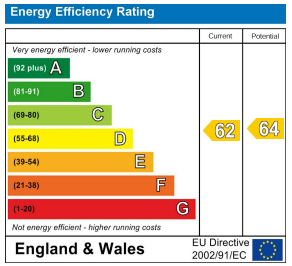
LEASE LENGTH - 109 YEARS

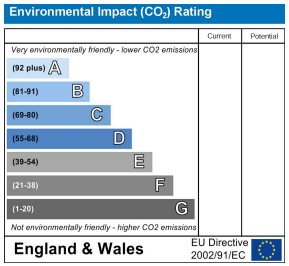
Second Floor

Approx. 81.6 sq. metres (878.5 sq. feet)

Total area: approx. 81.6 sq. metres (878.5 sq. feet)







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