21 Atlantic Court Ferry Road | | Shoreham-By-Sea | BN43 5YJ

WARWICK BAKER
ESTATE AGENT

21 Atlantic Court Ferry Road | | Shoreham-By-Sea | BN43 5YJ

Offers In Excess Of £309,950

*** O.I.E.O. £309,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED GROUND FLOOR PURPOSE BUILT FLAT IN ATLANTIC COURT.

LOCATED ON FERRY ROAD, WITHIN 100 METRES OF SHOREHAM BEACH AND THE FOOTBRIDGE. THE FLAT BENEFITS FROM AN ENTRANCE HALL, DOUBLE BEDROOM, WEST FACING LOUNGE, WEST FACING REAR BALCONY, MODERN KITCHEN/BREAKFAST ROOM/DINING ROOM/BEDROOM 2, MODERN SHOWER ROOM, FRONT BALCONY, RESIDENTS COMMUNAL GARDEN AND RESIDENTS PARKING. VENDOR SUITED.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT 01273 461144

- ENTRY PHONE SYSTEM
- WEST FACING BALCONY
- COMMUNAL GARDENS + PARKING
- ENTRANCE HALL
- MODERN KITCHEN/DINING ROOM/BEDROOM 2
- VENDOR SUITED
- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- WEST FACING LOUNGE
- EAST FACING BALCONY

Front door leading to:

ENTRANCE HALL
10'9" x 8'5" (3.30 x 2.57)
Video entry phone system, built in double doored storage cupboard with shelf, further built in double doored storage cupboard with hanging and shelving space, ' KARNDEAN ' flooring.

Door off entrance hall to:

LOUNGE
14'5" x 14'0" (4.41 x 4.29)
Double glazed windows to the rear having a westerly aspect, two floor to ceiling contemporary radiators with independent thermostats, ' KARNDEAN ' flooring.

Twin double glazed French doors to:

REAR BALCONY
23'4" x 5'11" (7.12 x 1.81)
Having a westerly aspect laid to tiling, enclose by steel handrail and balustrade, gate giving access to the communal gardens with tropical plants and numerous seating areas, further UPVC balustrade.

Opening off entrance hall to:

KITCHEN/DINING ROOM/BEDROOM 2
20'9" x 9'2" (6.32m x 2.79m)
Comprising 1 1/4 bowl enamelled sink unit with contemporary style mixer tap, inset into wood effect work top, storage cupboards under, kick plates with LED lighting, wood effect back splash, matching adjacent wood effect work top with inset ' LAMONA ' glass four ring gas hob, 'LAMONA ' electric oven under, range of drawers to the side, further range of storage cupboards, built in integrated ' BEKO ' washing machine, kick plates with LED lighting, matching wood effect back splash, complimented by matching wall units over, wall unit housing gas meter, further adjacent matching wood effect breakfast bar with seating for two, storage cupboard below, integrated fridge to the side, integrated freezer to the side, matching wood effect back splash, matching wall unit over housing ' GLOWWORM ' gas fired combination boiler, double glazed windows to the front having an easterly aspect, double panelled radiator with independent thermostat, ' KARNDEAN ' flooring, LED downlighting, extractor fan.

Door giving access to:

FRONT BALCONY
8'10" x 2'4" (2.71 x 0.73)
Steel hand rail and balustrade to the front having an easterly aspect.

Door off entrance hall to:

BEDROOM 1
12'1" x 9'3" (3.70 x 2.82)
Double glazed windows to the rear having a westerly aspect, double glazed patio door giving access to the rear balcony, double panelled radiator with independent thermostat, built in double doored wardrobe with hanging and shelving space, double doored storage cupboard over, ' KARNDEAN ' flooring.

Door off entrance hall to:

SHOWER ROOM
Comprising wall mounted contemporary style glass wash hand basin, contemporary style mixer tap, glass back splash, suspended low level wc, heated hand towel rail, recessed medicine cabinet with shelving and mirrored door, further illuminated mirror, ' KARNDEAN ' flooring, step in large shower cubicle with acrylic panelling, built in shower with separate contemporary shower attachment, glass shower screen, LED downlighting, extractor fan.

PARKING
Two residents parking permits for the front area.

OUTGOINGS
MAINTENANCE:- £468.34 PAID QUARTERLY

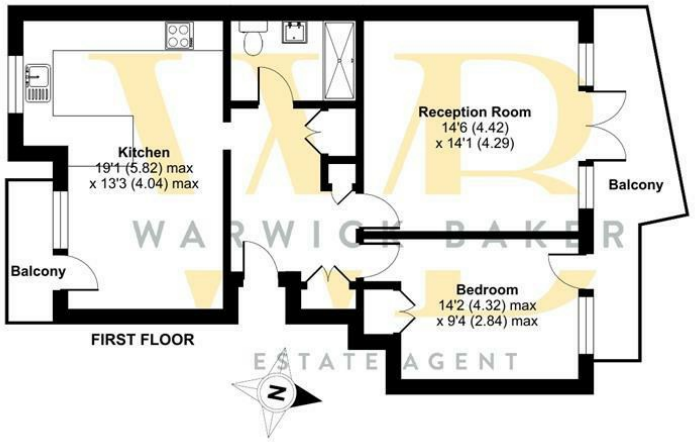
GROUND RENT:- NON APPLICABLE

LEASE:- 999 YEARS FROM 1ST SEPTEMBER 2004

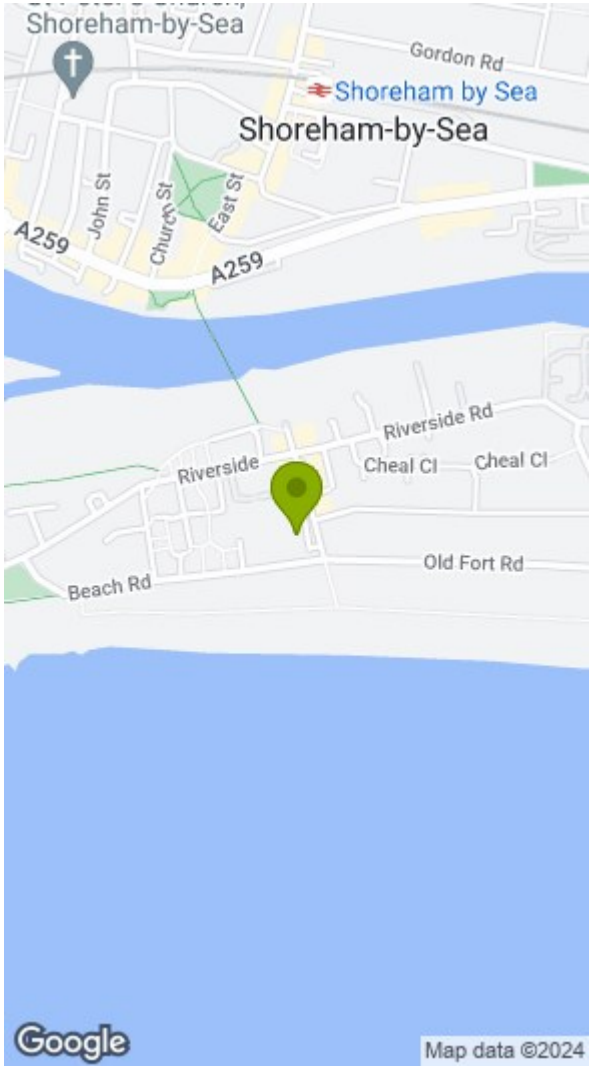
Atlantic Court, Ferry Road, Shoreham-by-Sea, BN43

Approximate Area = 723 sq ft / 67.2 sq m

For identification only - Not to scale

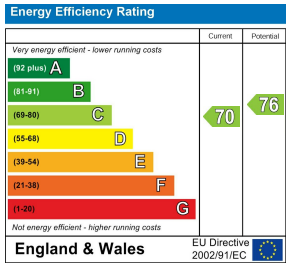


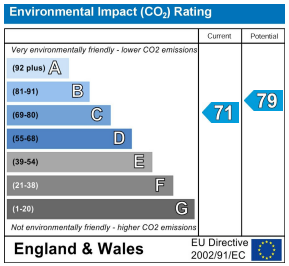
WARWICK BAKER ESTATE AGENT



RICS 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: 1158865





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