9, Marine Court Beach Green | | Shoreham-By-Sea | BN43
5LQ

WARWICK BAKER
ESTATE AGENT

9, Marine Court Beach Green | | Shoreham-By-Sea | BN43 5LQ

£284,950

*** £284,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED APARTMENT OCCUPYING PART OF THE FIRST FLOOR OF A PURPOSE BUILT BLOCK. THE FLAT BENEFITS FROM SECURITY DOOR ENTRY PHONE SYSTEM, 36' ENTRANCE HALL, TWO DOUBLE BEDROOMS, 15' SOUTH FACING LOUNGE, KITCHEN/DINER, FULLY TILED SHOWER ROOM, FULLY TILED SEPARATE CLOAKROOM RESIDENTS OFF ROAD PARKING AREA AND GARAGE IN COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- 36' ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 15' SOUTH FACING LOUNGE
- ENCLOSED BALCONY
- KITCHEN/DINER
- FULLY TILED SHOWER ROOM AND FULLY TILED CLOAKROOM
- RESIDENTS OFF ROAD PARKING
- GARAGE IN COMPOUND
- IDEAL FOR FIRST TIME BUYERS

Front door leading to:

ENTRANCE HALL
36'5" in length (11.10 in length)
Being of irregular shape, security entry phone system, ' KYROS ECO DESIGN ' night storage heater, dado rail, frosted glazed windows affording borrowed light from the lounge, door giving access to walk in storage cupboard housing electric meter and electric trip switches, vinyl flooring, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over, storage cupboard over with slatted shelving, door giving access to storage cupboard with hanging and shelving space.

Pasrt frosted glazed door off entrance hall to:

LOUNGE
15'0" x 11'8" (4.58 x 3.58)
Windows to the front having a favoured southerly aspect, ' KYROS ECO DESIGN ' night storage heater.

Part glazed door off lounge to:

ENCLOSED BALCONY
8'10" x 2'7" (2.71 x 0.81)
Double glazed windows to the front having a favoured southerly aspect, vinyl flooring.

Door off entrance hall to:

KITCHEN/DINER
11'9" x 8'11" (3.59 x 2.73)
Comprising stainless steel sink unit with mixer tap inset into granite effect worktop, range of slow closing drawers and cupboards under, space and plumbing for washing machine to the side, matching adjacent granite effect work top with inset ' BEKO ' electric four ring hob, storage cupboard under with pull out carousel unit, tiled splash back, ' TEKA ' built in extractor fan with light over, complimented by matching wall unit to the side with under counter lighting, ' TEKA ' stainless steel electric oven to the side, slow closing storage cupboards under and over, storage space for tall fridge/freezer to the side, shelf over, water meter over, laminate wood flooring, double glazed windows to the rear having glimpses of The South Downs, double glazed window to the side having an easterly aspect, spot lighting.

Door off entrance hall to:

BEDROOM 1
14'9" x 11'8" (4.51 x 3.58)
Double glazed windows to the front having a favoured southerly aspect, ' KYROS ECO DESIGN ' night storage heater, door giving access to storage cupboard with hanging and shelving space, two built in double doored wardrobes with hanging and shelving space, two built in dressing table with glass display shelving over, three sets of double doored storage cupboards over the bed area.

Door off entrance hall to

BEDROOM 2
10'4" x 8'7" (3.16 x 2.64)
Double glazed windows to the side having an easterly aspect, ' KYROS ECO DESIGN ' night storage heater.

Door off entrance hall to:

SHOWER ROOM
Being fully tiled, comprising pedestal wash hand basin with hot and cold taps, frosted double glazed window, vinyl flooring, step in fully tiled shower cubicle with wall mounted ' MIRA SPORT ' shower unit with separate shower attachment, sliding glass shower door.

Door off entrance hall to:

SEPARATE CLOAKROOM
Being fully tiled, comprising low level wc, frosted double glazed window, vinyl flooring.

GARAGE IN COMPOUND
16'4" x (5.00 x)
Up and over door

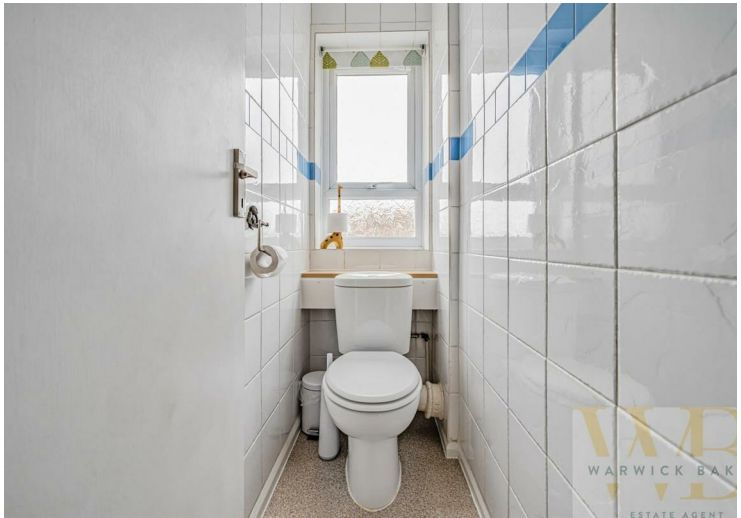
Residents off road parking area.

OUTGOINGS
SHARE OF FREEHOLD

MAINTENANCE:- £520 EVERY THREE MONTHS

GROUND RENT:- NON-APPLICABLE

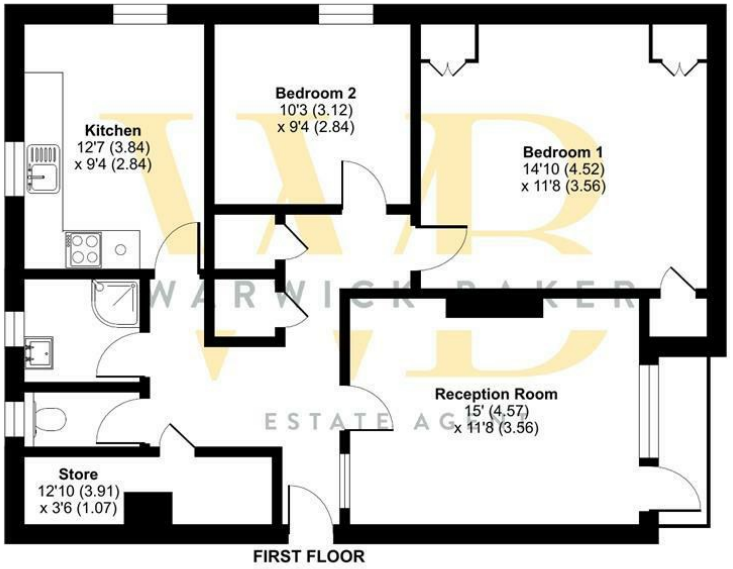
LEASE:- 999 YEARS FROM 17/12/59



Marine Court, Beach Green, Shoreham-by-Sea, BN43

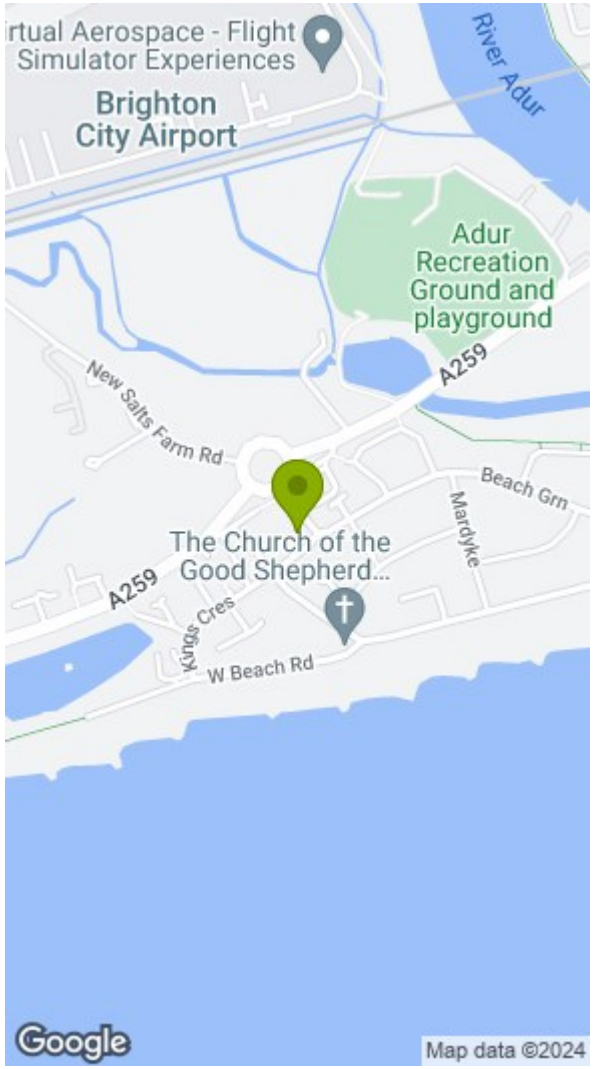
Approximate Area = 878 sq ft / 81.6 sq m

For identification only - Not to scale



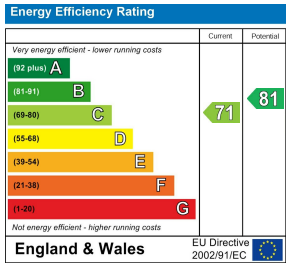
FIRST FLOOR

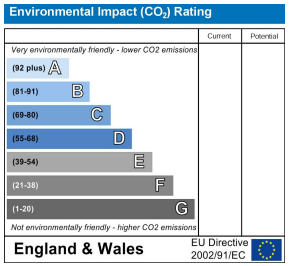
WARWICK BAKER ESTATE AGENTS



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: 1081925





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