Flat 2, William De Braose House Brunswick Road |
| Shoreham-By-Sea | BN43 5WB

WARWICK BAKER
ESTATE AGENT

Flat 2, William De Braose House Brunswick Road | | Shoreham-By-Sea | BN43 5WB

£239,950

*** £239,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST FLOOR CONVERTED FLAT. LOCATED IN THE HEART OF THE TOWN CENTRE WITHIN 20 METRES OF THE MAINLINE RAILWAY STAION (LONDON VICTORIA - 80 MINUTES). THE FLAT BENEFITS FROM VIDEO ENRTY PHONE SYSTEM, ENTRANCE HALL, 2 BEDROOMS, 21' WEST FACING LOUNGE, MODERN KITCHEN, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, EN-SUITE BATHROOM TO BEDROOM 2 AND SEPARATE CLOAKROOM.

NO UPWARD CHAIN.

(*** THIS PROPERTY IS ABOVE A RESTAURANT, THEREFORE IF YOU ARE OBTAINING A MORTGAGE PLEASE CLARIFY WITH YOUR LENDER REGARDING SUITABILITY TO OBTAIN FINANCE BEFORE ARRANGING AN APPOINTMENT ***)

- VIDEO ENTRY PHONE SYSTEM
- MODERN KITCHEN
- IDEAL FOR BUY TO LET INVESTORS
- ENTRANCE HALL
- EN-SUITE SHOWER ROOM
- NO UPWARD CHAIN
- 2 BEDROOMS
- EN-SUITE BATHROOM
- 21' WEST FACING LOUNGE
- SEPARATE CLOAKROOM

PLEASE NOTE

(THIS PROPERTY IS ABOVE A RESTAURANT, THEREFORE IF YOU ARE OBTAINING A MORTGAGE PLEASE CLARIFY WITH YOUR LENDER REGARDING SUITABILITY TO OBTAIN FINANCE)

Front door leading to:

ENTRANCE HALL

11'9" in length (3.60 in length)

Video entry phone system, hard wood flooring, storage cupboard housing electric trip switches, door giving access to storage cupboard housing pressurised hot water cylinder, space and plumbing for washing machine under.

Door off entrance hall to:

LOUNGE

21'6" x 12'7" (6.56 x 3.86)

Having a dual aspect, bay with floor to ceiling wood framed double glazed windows to the front having a westerly aspect, double glazed sash window to the side, radiator, hard wood flooring.

Opening off lounge to:

KITCHEN

9'10" x 6'9" (3.02 x 2.06)

Comprising stainless steel sink unit with mixer tap inset into wood work top, inset four ring electric hob to the side, ' SAMSUNG ' electric oven under, storage cupboards to the side, integrated 'HOTPOINT ' dishwasher to the side, back splash, complimented by matching wall units over, stainless steel extractor hood to the side, built in integrated fridge/freezer to the side, adjacent matching two seater breakfast bar, four drawers under, display wine rack to the side, hard wood flooring.

Door off entrance hall to:

BEDROOM 1

11'8" x 10'4" (3.57 x 3.15)

Double glazed sash window to the side, radiator.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being fully tiled, comprising wall mounted wash hand basing with contemporary style mixer tap, low level wc, tiled flooring, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower screen.

Door off entrance hall to:

BEDROOM 2

11'9" x 9'4" (3.60 x 2.87)

Double glazed sash window to the side, radiator.

Frosted glazed door off bedroom 2 to:

EN-SUITE BATHROOM

Being fully tiled, comprising bath with contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, part frosted double glazed window to the side, tiled flooring, extractor fan.

Door off entrance hall to:

SEPARATE CLOAKROOM

Comprising low level wc, pedestal wash hand basin with contemporary style mixer tap, tiled flooring, display shelf, extractor fan.

OUTGOINGS

MAINTENANCE:- £600 PER ANNUM

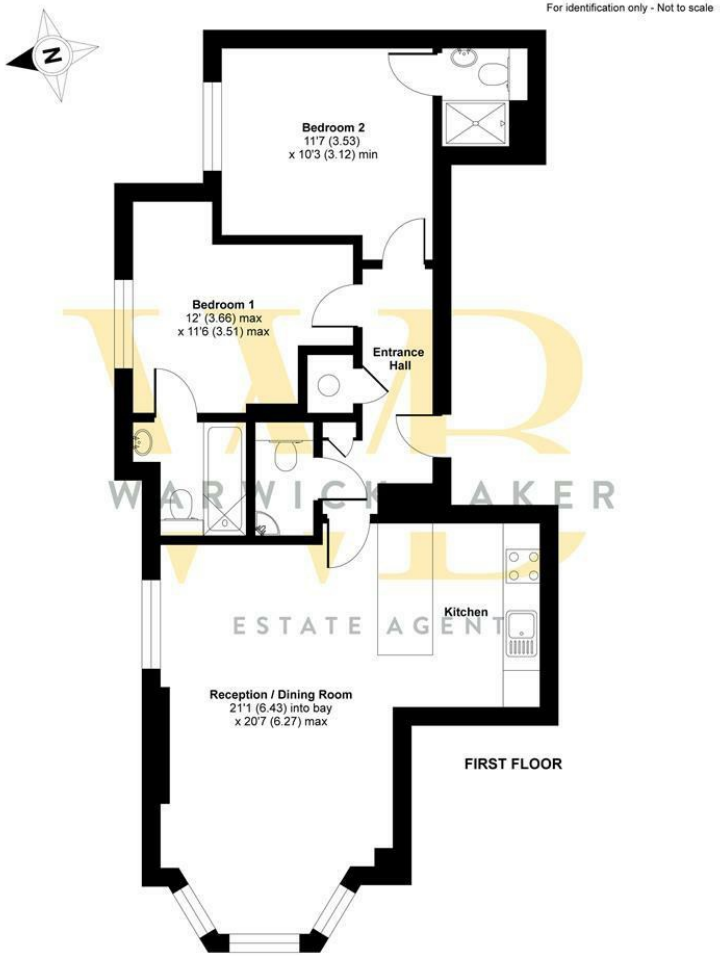
GROUND RENT:- £200 PER ANNUM

LEASE:- 150 YEARS FROM 25TH MARCH 2008

Brunswick Road, Shoreham-by-Sea, BN43

Approximate Area = 744 sq ft / 69.1 sq m

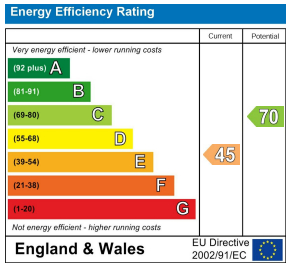
For identification only - Not to scale

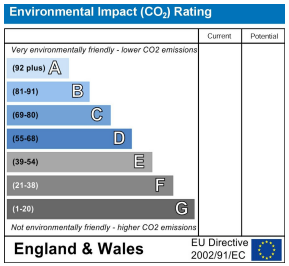


WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 782836





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

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