Flat 10, Dunwich, Sussex Wharf | | Shoreham | BN43 5PE

WARWICK BAKER
ESTATE AGENT

Flat 10, Dunwich, Sussex Wharf | | Shoreham | BN43 5PE

£289,950

*** £289,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE EXTREMELY WELL PRESENTED PENTHOUSE, OCCUPYING THE SECOND FLOOR OF THIS PURPOSE BUILT BLOCK OF FLATS BUILT CIRCA. 2005. THE FLAT BENEFITS FROM THE USE OF A PASSENGER LIFT, ENTRY PHONE SYSTEM, ENTRANCE HALL, TWO DOUBLE BEDROOMS WITH RIVER AND DOWNLAND VIEWS, MODERN KITCHEN, LOUNGE, PART TILED BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, BALCONY WITH RIVER AND DOWNLAND VIEWS AND ALLOCATED PARKING SPACES. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENTS. NO UPWARD CHAIN.

- PASSENGER LIFT
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- ENTRANCE HALL
- BALCONY WITH RIVER AND SEA VIEWS
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS WITH RIVER VIEWS
- MODERN BATHROOM
- 13' LOUNGE WITH RIVER VIEWS
- EN-SUITE SHOWER ROOM

Front door leading to:

ENTRANCE HALL
22'11" (7.00)
Being ' L ' shaped, security door entry phone system, single panel radiator with independent thermostat, ' KARNDEAN ' flooring spotlighting, door giving access to airing cupboard housing pressurised ' MEGAFLOW ' hot water cylinder, double doors giving access to storage cupboard with slatted shelving.

Door off entrance hall to:

LOUNGE
13'9" x 11'3" (4.21 x 3.44)
Double glazed window to the front having a westerly aspect with views of The River Adur and The South Downs, two single panel radiators with independent thermostats, ' KARNDEAN ' flooring.

Sliding double glazed patio door off lounge to:

BALCONY
7'8" x 4'0" (2.35 x 1.23)
Being laid to wood decking enclosed by steel balustrade with wood handrail, having a westerly aspect with views of The River Adur and The South downs, distance views of The English Channel.

Opening off lounge to:

KITCHEN
12'0" x 9'1" (3.66 x 2.78)
Comprising 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, inset into granite effect worktop, storage cupboards under, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, matching adjacent granite effect worktop to the side with inset ' BOSCH ' stainless steel four ring gas hob, ' BOSCH ' electric oven under, pull out spice drawers either side of the oven, built in integrated ' BEKO ' washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, storage cupboard to the side housing ' POTTERTON ' gas fired boiler, built in integrated ' BOSCH ' extractor hood, further adjacent matching granite effect worktop to the side, range of drawers and cupboard under, complimented by matching wall units over with under counter lighting, built in intergrated ' BOSCH ' fridge/freezer to the side, ' KARNDEAN ' flooring, LED downlighting.

Door off entrance hall to:

BEDROOM 1
13'4" x 9'2" (4.08 x 2.81)
Double glazed window to the front having a westerly aspect with views of The River Adur and The South Downs, single panel radiator with independent thermostat, built in double sliding mirrored door wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower door, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc to the side, heated hand towel rail, ' KARNDEAN ' flooring, spotlighting, extractor fan.

Door off entrance hall to:

BEDROOM 2
11'10" x 7'3" (3.62 x 2.23)
Double glazed window to the front having a westerly aspect with views of The River Adur and The South Downs, single panel radiator with independent thermostat, access to loft storage space.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with contemporary style mixer tap with separate shower attachment, twin hand grips, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc, storage cupboard to the side, heated hand towel rail, ' KARNDEAN ' flooring, spotlighting, extractor fan.

ALLOCATED PARKING SPACE
No: 187

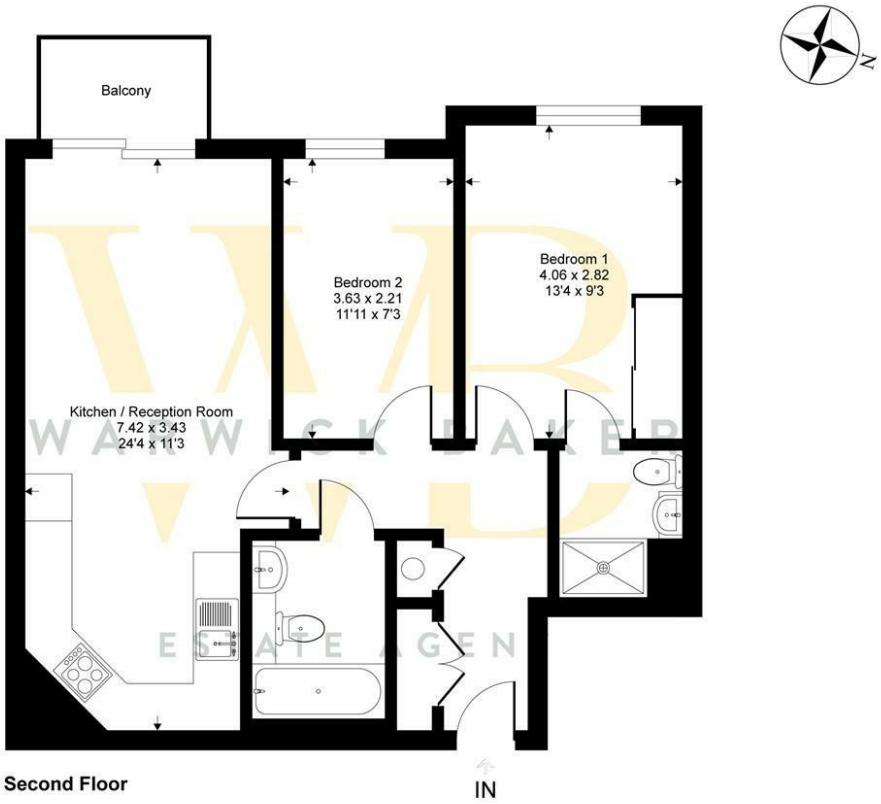
OUTGOINGS
MAINTENANCE:- £2086 per annum

GROUND RENT:- £150 per annum

LEASE:- 125 YEARS FROM 2005

Dunwich, BN43

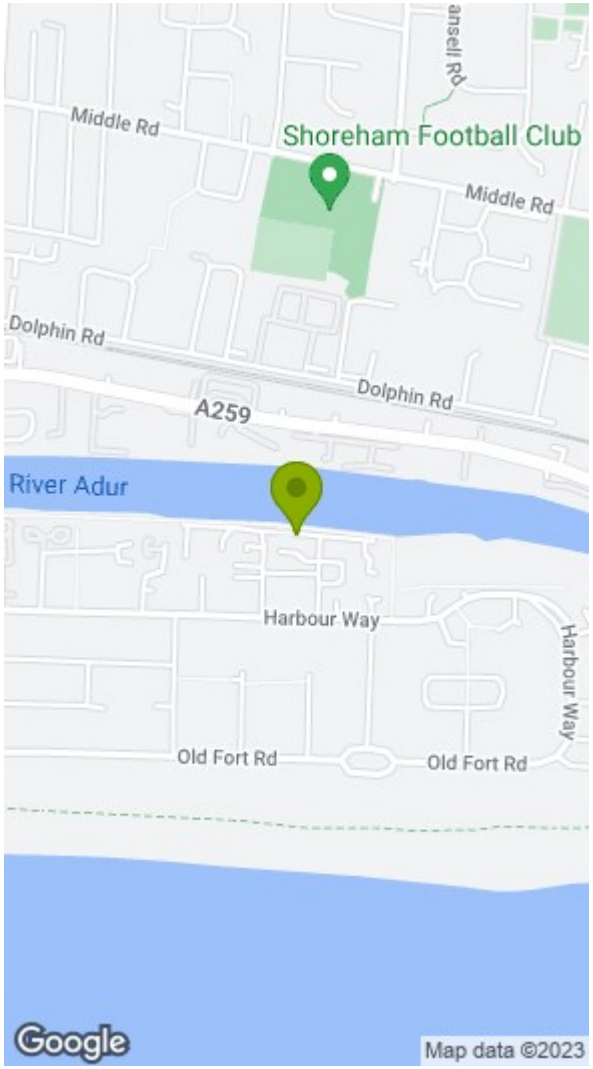
Approximate Gross Internal Area = 61 sq m / 657 sq ft

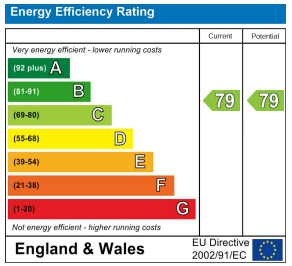


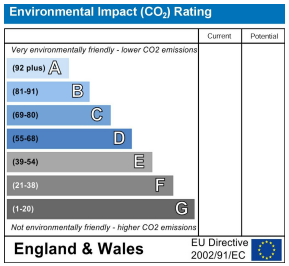
Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Warwick Baker







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