20, Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43
5DF

WARWICK BAKER
ESTATE AGENT

20, Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43 5PF

£299,950

*** £299,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE APARTMENT, OCCUPYING PART OF THE SECOND FLOORS OF THIS PURPOSE BUILT BLOCK OF FLATS BUILT CIRCA. 2005. THE FLAT BENEFITS FROM THE USE OF PASSENGER LIFT, ENTRY PHONE SYSTEM, ENTRANCE HALL,
20' LOUNGE/DINING ROOM WITH RIVER AND DOWNLAND VIEWS, MODERN KITCHEN, PART TILED BATHROOM, TWO DOUBLE BEDROOMS WITH RIVER AND DOWNLAND VIEWS, BALCONY WITH RIVER AND DOWNLAND VIEWS AND ALLOCATED PARKING SPACE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENTS. NO UPWARD CHAIN.

- PASSENGER LIFT
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- ENTRY PHONE SYSTEM
- BATHROOM
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM 1
- 20' LOUNGE/DINING ROOM
- BALCONY WITH RIVER VIEWS

Passenger lift to second floor.

Front door leading to:

ENTRANCE HALL
15'8" x 9'2" (4.80 x 2.81)
Being ' L ' shaped, security door entry phone system, single panel radiator, spot lighting, door giving access to storage cupboard with shelf, door giving access to airing cupboard housing pressurised hot water cylinder, slatted shelving over.

Door off entrance hall to:

LOUNGE/DINING ROOM/KITCHEN
20'8" x 10'4" (6.32 x 3.15)
Double glazed windows to the front having an easterly aspect with direct views of Silversands and The River Adur, glimpses of The South Downs, two double panelled radiators.

KITCHEN AREA
10'4" x 7'8" (3.15 x 2.34)
Comprising stainless steel sink unit with contemporary style mixer tap inset into granite effect work top, storage cupboard under, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' fridge/freezer to the side, matching adjacent work top with inset ' BOSCH ' four ring gas hob, electric oven under, drawers and cupboard to the side, integrated ' BLOOMBERG ' washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated ' BOSCH ' extractor, storage cupboard housing ' POTTERTON ' gas fired boiler, vinyl flooring, spot lighting.

Door off entrance hall to:

BEDROOM 1
17'0" x 8'8" (5.20 x 2.66)
Being ' L ' shaped, double glazed windows to the front having an easterly aspect with direct views of Silversands and The River Adur, glimpses of The South Downs, double panelled radiator.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being part tiled, comprising wall mounted wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc, single panel radiator, vinyl flooring, spot lighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower screen.

Door off entrance hall to:

BEDROOM 2
13'6" x 8'7" (4.13 x 2.62)
Being ' L ' shaped, double glazed windows to the front having an easterly aspect with direct views of Silversands and The River Adur, glimpses of The South Downs, double panelled radiator, built in sliding double doored ward robe with hanging and shelving space.

Sliding double glazed patio door off bedroom 2 to:

BALCONY
18'7" x 4'0" (5.68 x 1.22)
Laid to wood decking enclose by steel balustrade with wood hand rail, having an easterly aspect to the front aspect with direct views of Silversands and The River Adur, glimpses of The South Downs.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising panel bath with twin hand grips, contemporary style mixer tap with separate shower attachment, folding shower screen, wall mounted wash hand basin with contemporary style mixer tap, two double doored storage cupboard under, low level wc, tiled splash back, single panel radiator, vinyl flooring, spot lighting extractor fan.

ALLOCATED PARKING SPACE
No: 225

OUTGOINGS
MAINTENANCE:- £2000 per annum

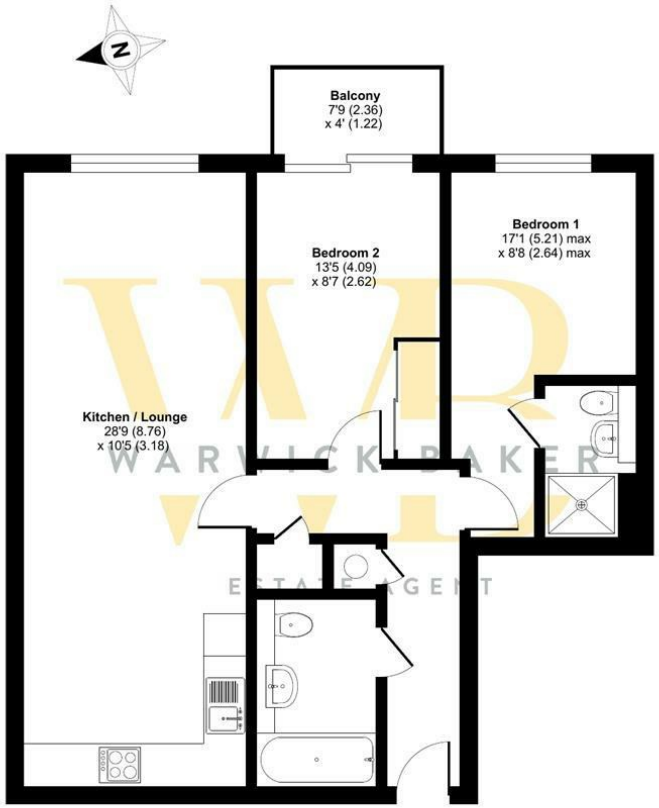
GROUND RENT:- £150 per annum

LEASE:- 125 YEARS FROM 2005

Garland Point, Sussex Wharf, Shoreham-by-Sea, BN43

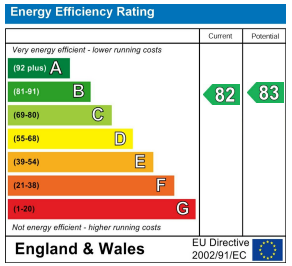
Approximate Area = 728 sq ft / 68 sq m

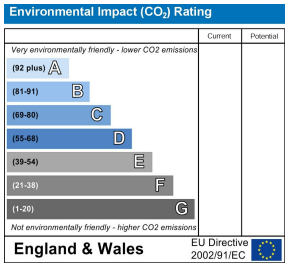
For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 826244





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