



Flat 30, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea  
LDN12 5DD



ESTATE AGENT



## Flat 30, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43 5PD

£219,950

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WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS RARELY AVAILABLE THIRD FLOOR PURPOSE-BUILT FLAT SITUATED DIRECTLY OPPOSITE THE BEAUTIFUL RIVER ADUR.

This remarkable flat offers a range of desirable features, including access to a passenger lift and a secure entry phone system. Upon entering, you'll find an inviting entrance hall with bespoke decoration that leads into a spacious 15' lounge featuring stunning direct river views, creating the perfect backdrop for relaxation. The double bedroom also boasts picturesque river views, enhancing your living experience.

- PASSENGER LIFT
- ENTRY PHONE SYSTEM
- LOUNGE/DINER WITH RIVER AND DOWNLAND VIEWS
- MODERN KITCHEN
- DOUBLE BEDROOM WITH RIVER AND DOWNLAND VIEWS
- MODERN BATHROOM
- FRONT BALCONY WITH RIVER AND DOWNLAND VIEWS
- ALLOCATED PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN

Front door leading to:

### **ENTRANCE HALL**

**11'8" in length (3.58 in length)**

Security door entry phone system, single panel radiator with cover, laminate wood flooring, LED down lighting, door giving access to storage cupboard, door giving access to airing cupboard housing pressurised hot water cylinder.

Door off entrance hall to:

### **LOUNGE**

**15'5" x 10'11" (4.70 x 3.33)**

Double glazed window to the front having direct views of The River Adur and The South Downs, single panel radiator with cover, laminate wood flooring.

Sliding double glazed patio door off lounge to:

### **KITCHEN**

**12'0" x 10'8" (3.68 x 3.27)**

Comprising 1 1/4 bowl stainless steel sink unit inset into granite effect work top, storage cupboards under, built in integrated 'HOTPOINT' washing machine to the side, built in integrated 'INDESIT' dishwasher 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, matching adjacent work top with inset 'BOSCH' stainless steel gas four ring hob, 'BOSCH' electric oven under, drawers and storage cupboard to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated 'BOSCH' extractor hood, built in integrated 'BOSCH' fridge/freezer to the side, further adjacent matching work top to the side, storage cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, laminate wood flooring, LED downlighting, clean air extractor system.

Door off entrance hall to:

### **BEDROOM**

**12'6" x 9'3" (3.82 x 2.84)**

Double glazed windows to the front having direct views of The River Adur and The South Downs, built in double sliding doored wardrobe with hanging and shelving space, built in dressing table with range of drawers under, two built in high level double doored storage cupboards over, two built in double doored wardrobes with hanging and shelving space to the side, double panelled radiator, laminate wood flooring.

Door off entrance hall to:

### **BATHROOM**

Being part tiled, comprising panel bath with contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, storage cupboards under, low level wc to the side, heated hand towel rail, vinyl flooring, LED downlighting, clean air extractor system.

### **BALCONY**

**7'4" x 3'11" (2.25 x 1.21)**

Laid to wood decking, enclosed by steel balustrade with wood hand rail, having direct views of The River Adur and The South Downs.

Opening off lounge to:

### **ALLOCATED PARKING SPACE**

No: 153

### **OUTGOINGS**

SERVICE CHARGE COSTS (01/01/26 – 31/12/26) FOR THE ESTATE:- £319

BLOCK MANAGEMENT COSTS (01/01/26 – 31/12/26):- £887

GROUND RENT:- £150 PER ANNUM

LEASE:- 104 YEARS REMAINING



