



Flat 4, Quayside Hancock Way | | Shoreham-By-Sea | BN43

WB
WARWICK BAKER
ESTATE AGENT



Flat 4, Quayside Hancock Way | | Shoreham-By-Sea | BN43 5JG

£239,950

SOLD BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES URGENTLY REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT FLAT. BUILT CIRCA 2005, THE BUILDING IS ACCESSED VIA A SECURE GATE, THE FLAT BENEFITS FROM A SECURITY DOOR ENTRY PHONE SYSTEM, ENTRANCE HALL, 2 DOUBLE BEDROOMS WITH RIVER VIEWS, LOUNGE WITH RIVER VIEWS, KITCHEN, PART TILED BATHROOM, EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM AND ALLOCATED PARKING SPACE. VENDOR SUITED. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- SECURE GATED ENTRANCE
- LOUNGE WITH RIVER VIEWS
- ALLOCATED PARKING SPACE
- SECURITY DOOR ENTRY PHONE SYSTEM
- KITCHEN
- VENDOR SUITED
- ENTRANCE HALL
- BATHROOM
- 2 DOUBLE BEDROOMS WITH RIVER VIEWS
- EN-SUITE TO MASTER BEDROOM

Front door leading to ENTRANCE HALL

8.5m in length being Z shaped, security door entryphone system, door giving access to airing cupboard with slatted shelving and immersion tank below, further storage cupboard with shelving.

Door off entrance hall to:

LOUNGE

14'2" x 13'5" (4.33 x 4.11)

double glazed windows to the front with direct views of the River Adur, glimpses of the South Downs, twin double glazed patio doors giving access to the riverside walkway, double panel radiator, door giving access to storage cupboard housing Potterton gas fired boiler (central heating only).

Door off lounge to:

KITCHEN

10'7" x 6'2" (3.25 x 1.89)

comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect roll edge worktop with storage cupboard under, built in integrated Hotpoint dishwasher to the side (currently not working), tiled splashback complemented by matching wall unit over, downlight to the side, adjacent worktop with stainless steel gas four ring hob with electric oven and grill below, drawers and cupboard to the side,

integrated Indesit washing machine to the side, tiled splashback complemented by matching wall units over, Hotpoint stainless steel canopied extractor hood, further adjacent roll edge worktop with storage cupboard under, tiled splashback complemented by matching wall unit over, glass display cabinet with downlight to the side, built in integrated Hotpoint fridge and Hotpoint freezer to the side, vinyl tiled flooring, spotlighting, extractor fan.

Door off entrance hall to:

BEDROOM 1

9'11" x 9'9" (3.03 x 2.98)

double glazed windows to the front with direct views of the River Adur, glimpses of the South Downs, recessed area with built in double door wardrobe with hanging and shelving space, single panel radiator.

Door off bedroom 1 to:

EN SUITE SHOWER ROOM

comprising fully tiled shower cubicle with built in shower and separate shower attachment, twin sliding shower screens, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, part tiled walls, extractor fan, spotlighting, vinyl flooring.

Door off entrance hall to:

BEDROOM 2

10'0" x 8'9" (3.07 x 2.69)

double glazed windows to the front with direct views of the River Adur, glimpses of the South Downs, single panel radiator.

Door off entrance hall to:

BATHROOM

part tiled to dado height comprising panelled bath with mixer tap and separate shower attachment, twin handgrips, pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, vinyl flooring, spotlighting, extractor fan.

ALLOCATED PARKING SPACE no. 4

Located within a secure gated compound.

VIEW

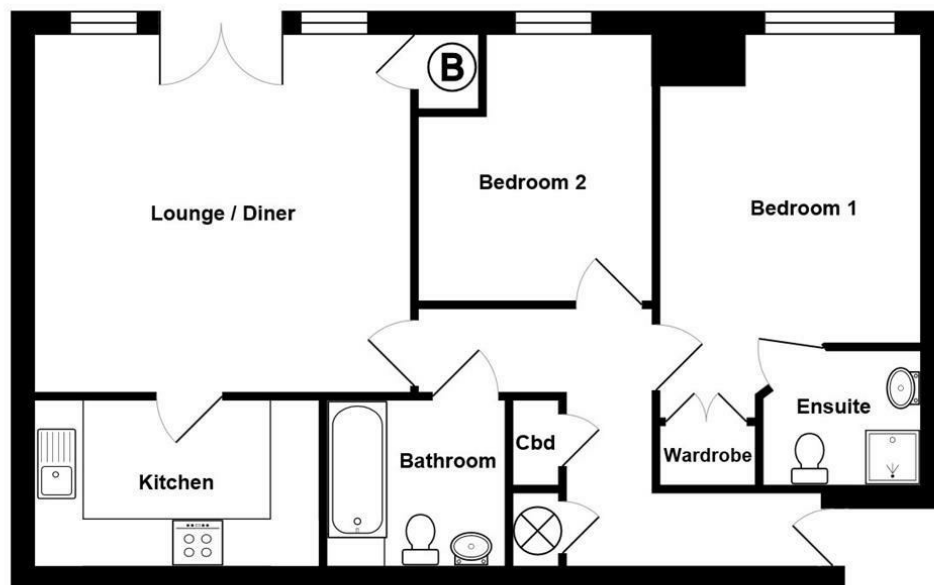
LEASE

approx. 117 years remaining

MAINTENANCE £1500 per annum

GROUND RENT £97.73 per annum





Total Area: 62.1 m² ... 668 ft²

All measurements are approximate and for display purposes only.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	