



3, Weppons, Ravens Road | | Shoreham-By-Sea | BN43 5AW



ESTATE AGENT



3, Weppons, Ravens Road | | Shoreham-By-Sea | BN43 5AW

£270,000

\*\*\* £270,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 2 BEDROOM FIRST FLOOR APARTMENT IN RAVENS ROAD.

IN NEED OF MODERNISATION THE PROPERTY IS IN A FANTASTIC LOCATION, WITHIN WALKING DISTANCE OF THE MAINLINE RAILWAY STATION AND THE TOWN CENTRE.

NO CHAIN.

- ENTRANCE HALL
- IN NEED OF MODERNISATION
- IDEAL FOR FIRST TIME BUYER
- 2 DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- IDEAL FOR BUY TO LET INVESTOR
- GARAGE
- 15' LOUNGE
- NO UPWARD CHAIN
- BATHROOM

## ENTRANCE

Doors giving access to all rooms, storage cupboards.

## LIVING / DINING

15'1" x 12'5" (4.60m x 3.78m)

Westerly aspect windows, door to Balcony

## KITCHEN

9'3" x 8'2" (2.74m/0.91m x 2.49m)

Wall and base units, work surfaces, inset sink, space for appliances, larder cupboard, Easterly aspect window.

## BEDROOM 1

16' x 11'3" (4.88m x 3.43m)

Side aspect window.

## BEDROOM 2

11'4" x 11' (3.45m x 3.35m)

Easterly aspect window.

## BATHROOM

Matching suite, step in shower cubicle, wash hand basin, W.C.

## GARAGE

Situated en-bloc with up and over door.

## SHARE OF FREEHOLD

941 YEARS ON THE LEASE

MAINTENANCE - £1,000 PA

GROUND RENT - N/A



# Ravens Road, Shoreham-by-Sea, BN43

Approximate Area = 724 sq ft / 67.2 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 761033.



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