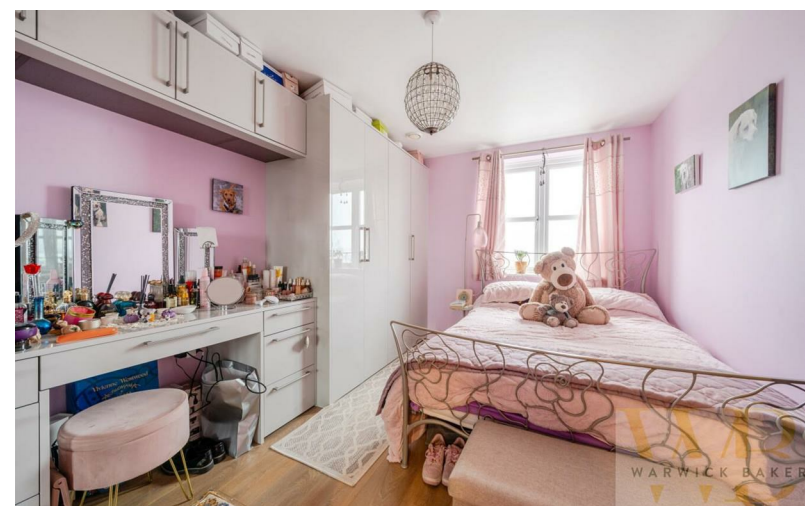




Flat 30, Sorlings Reach Sussex Wharf | | Shoreham-By-Sea
LDN12 5DD

WB
WARWICK BAKER
ESTATE AGENT



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

£219,950

*** £219,950 ***

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

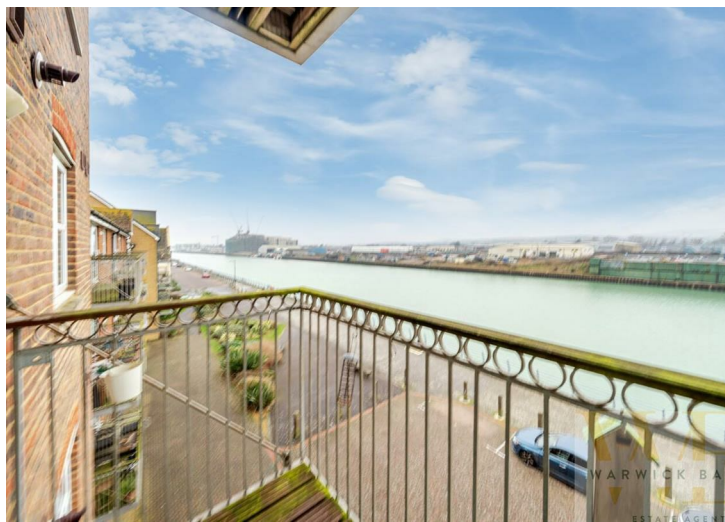
OUTGOINGS

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



SUSSEX WHARF, Shoreham-by-Sea, BN43

Approximate Area = 517 sq ft / 48 sq m
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 913588

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	