



4, William De Braose House Brunswick Road | | Shoreham-By-Sea BN14 5WD



4, William De Braose House Brunswick Road | | Shoreham-By-Sea | BN43 5WB

£219,950

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CASH BUYERS ONLY PLEASE DUE TO THE APARTMENT BEING ABOVE COMMERCIAL SPACE. PLEASE CALL TO ENQUIRE 01273 461144.

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SECOND FLOOR CONVERTED FLAT. LOCATED IN THE HEART OF THE TOWN CENTRE WITHIN 20 METRES OF THE MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES). THE FLAT BENEFITS FROM VIDEO ENTRY PHONE SYSTEM, ENTRANCE HALL, 2 BEDROOMS, OPEN PLAN LOUNGE/MODERN KITCHEN, FULLY TILED BATHROOM AND BALCONY. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- | | | | |
|----------------------------|-----------------|------------------------|----------------------------------|
| • VIDEO ENTRY PHONE SYSTEM | • ENTRANCE HALL | • 2 BEDROOMS | • 16' LOUNGE |
| • MODERN OPEN PLAN KITCHEN | • 17' BALCONY | • FULLY TILED BATHROOM | • IDEAL FOR BUY TO LET INVESTORS |
| • CALL NOW TO VIEW | • 01273 4611444 | | |

ENTRANCE HALL

9'8" x 9'6" (2.95 x 2.90)

Being 'L' shaped, video entry phone system, electric radiator, hardwood flooring, door giving access to storage cupboard housing electric trip switches, digital control unit, door giving access to airing cupboard housing 'INDESIT' washing machine, hot water cylinder over.

Door off entrance hall to:

LOUNGE OPEN PLAN KITCHEN

19'7" x 15'10" (5.99 x 4.84)

Having a dual aspect, wood framed double glazed windows to the rear having an easterly aspect with views of The South Downs, wood framed double glazed windows to the side with views of The South Downs, electric radiator, hardwood flooring.

KITCHEN AREA

Comprising stainless steel sink unit with contemporary style mixer tap inset into wood work top, drawers and cupboards under, built in 'BUTLER'

slim line dishwasher to the side, splash back, matching adjacent wood work top with inset 'SMEG' four ring electric hob, built in 'SMEG' electric oven under, storage cupboards to either side, splash back, complimented by matching wall units over, stainless steel integrated extractor hood, built in fridge and freezer to the side, spot lighting over.

Twin wood framed double glazed French doors off lounge/open plan kitchen to:

BALCONY

17'5" x 6'4" (5.32 x 1.94)

Having an easterly aspect, laid totally to wood decking enclosed by walling to two sides having views of The South Downs.

Door off entrance hall to:

BEDROOM 1

11'1" x 10'7" (3.39 x 3.25)

Being 'L' shaped, wood framed double glazed windows to the front having a westerly aspect, electric radiator.

Door off entrance hall to:

BEDROOM 2

14'11" x 7'11" (4.57 x 2.43)

Being 'L' shaped, wood framed double glazed windows to the front having a westerly aspect, electric radiator.

Door off entrance hall to;

BATHROOM

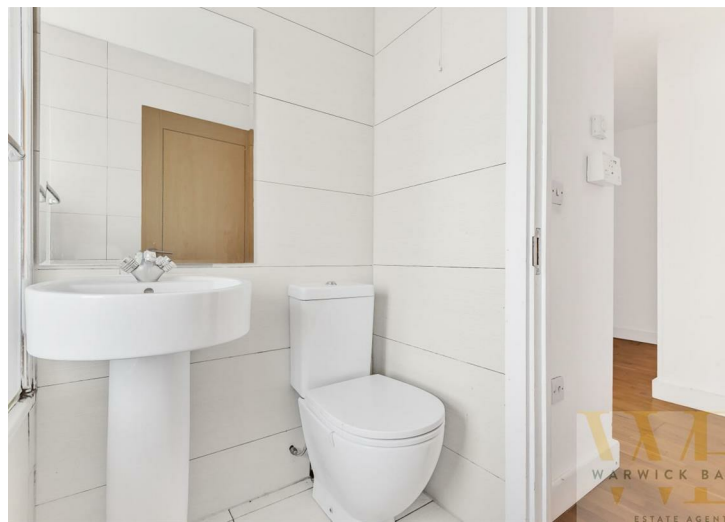
Being fully tiled, comprising bath with contemporary style mixer tap, built in shower with separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, frosted wood framed double glazed windows, tiled flooring, extractor fan.

OUTGOINGS

MAINTENANCE:- £600 PER ANNUM

GROUND RENT:- £200 PER ANNUM

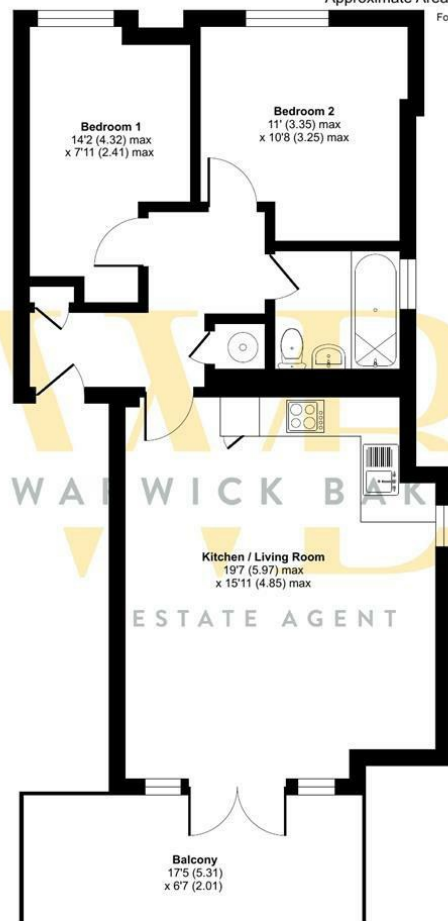
LEASE:- 150 YEARS FROM 25TH MARCH 2008



Brunswick Road, Shoreham-by-Sea

Approximate Area = 653 sq ft / 61 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 856561



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	