34, Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW

WARWICK BAKER
ESTATE AGENT

34, Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW £309,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS FIRST FLOOR PURPOSE BUILT FLAT. LOCATED ON RIVERSIDE, WITHIN 200 METRES OF SHOREHAM BEACH AND THE FOOTBRIDGE. THE FLAT BENEFITS FROM A PASSENGER LIFT, ENTRANCE HALL, 2 DOUBLE BEDROOMS, 14' SOUTH FACING LOUNGE, SOUTH FACING REAR BALCONY, 13' KITCHEN/BREAKFAST ROOM, SHOWER ROOM, FRONT BALCONY WITH DOWNLAND AND RIVER VIEWS AND GARAGE IN COMPOUND. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- PASSENGER LIFT
- 14' LOUNGE
- GARAGE IN COMPOUND
- ENTRY PHONE SYSTEM
- 13' KITCHEN/BREAKFAST ROOM
- NO UPWARD CAHIN
- ENTRANCE HALL
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- TWO BALCONIES

Front door leading to:

ENTRANCE HALL
10'11" x 8'4" (3.33m x 2.54m)
Security door entry phone system, built in double door storage cupboard with hanging and shelving space, double door storage cupboard over, single panel radiator, further built in double door storage cupboard with hanging space, double doored storage cupboard over.

Twin doors with frosted security glass leading to:

LOUNGE
14'5" x 14'2" (4.41 x 4.32)
Double glazed windows to the rear having a favoured southerly aspect with glimpses of the English Channel, double panelled radiator, wall mounted ' PIONEER ' flat screen television.

Double glazed tilt and turn patio door off lounge to:

REAR BALCONY
23'2" x 5'10" (7.07 x 1.8)
Being of irregular shape having a favoured southerly aspect with glimpses of the English Channel, enclosed by hand rail and ballustrade.

Door off entrance hall to:

KITCHEN
13'5" x 8'10" (4.09 x 2.71)
Being ' L ' shaped comprising circular stainless steel sink unit with mixer tap inset into granite effect roll edge worktop with cupboards under, space and plumbing for washing machine to the side, tiled splash back, adjacent worktop with inset stainless steel gas four ring hob with drawers and cupboards under, space for fridge to the side, tiled splash back complemented by matching wall units over, integrated extractor hood, adjacent worktop with cupboard under, tiled splash back, built in stainless steel ' WHIRLPOOL ' electric oven to the side with electric grill over, storage cupboard under and over, further adjacent worktop to the side with mirror and down lighters, space for table and chairs, double glazed windows to the front with views of the River Adur, views of St Mary de Haura church, glimpses of the South Downs, laminate wood flooring, spotlighting.

Door off entrance hall to:

BEDROOM 1
12'5" x 9'2" (3.80 x 2.80)
Double glazed windows to the rear having a favoured southerly aspect, glimpses of the English Channel, single panel radiator, built in double door wardrobe with hanging and shelving space, double door storage cupboard over.

Door off entrance hall to:

BEDROOM 2
10'11" x 10'1" (3.34 x 3.09)
Single panel radiator, double glazed windows to the front with views of the River Adur, central Shoreham, St Mary de Haura church, views of the South Downs.

Double glazed sliding door off bedroom 2 to:

FRONT BALCONY
9'10" x 2'3" (3.01 x 0.71)
Enclosed by hand rail and spindle with direct views of the River Adur, central Shoreham, St Mary de Haura church, views of the South Downs.

Door off entrance hall to:

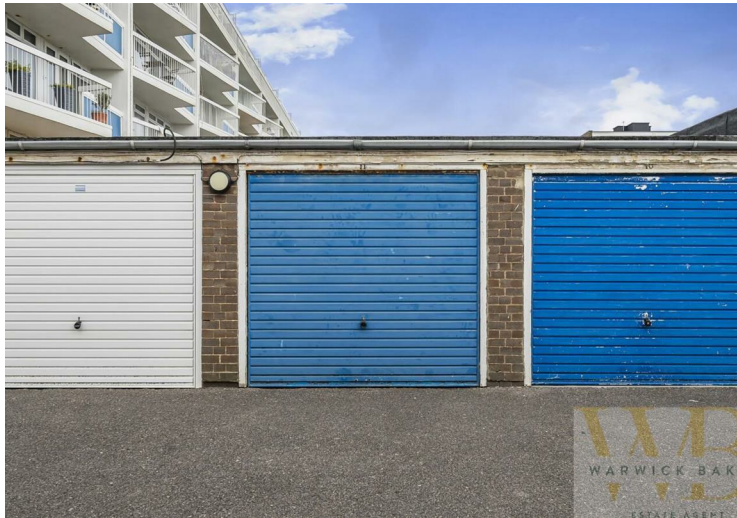
SHOWER ROOM
Comprising fully tiled shower cubicle with built in shower and separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, storage cupboard to the side, low level wc, low level bidet, heated hand towel rail, vinyl flooring, extractor fan, spotlighting, step in fully tiled shower cubicle with built in shower and separate shower attachment, double sliding shower doors.

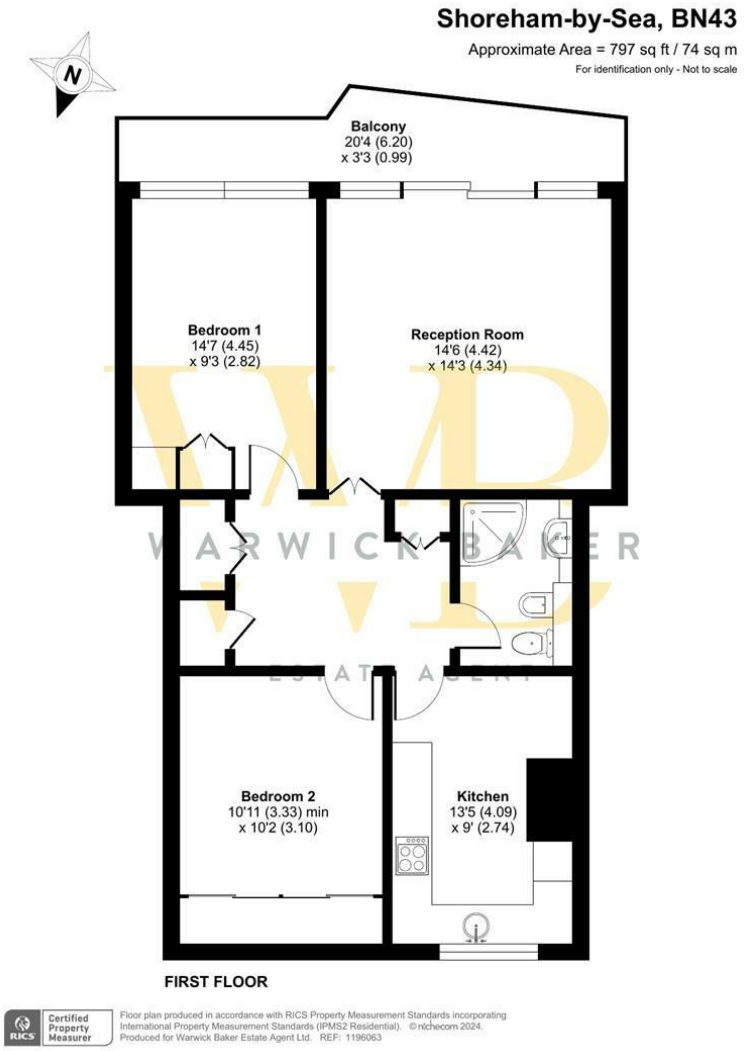
GARAGE IN COMPOUND
No: 11

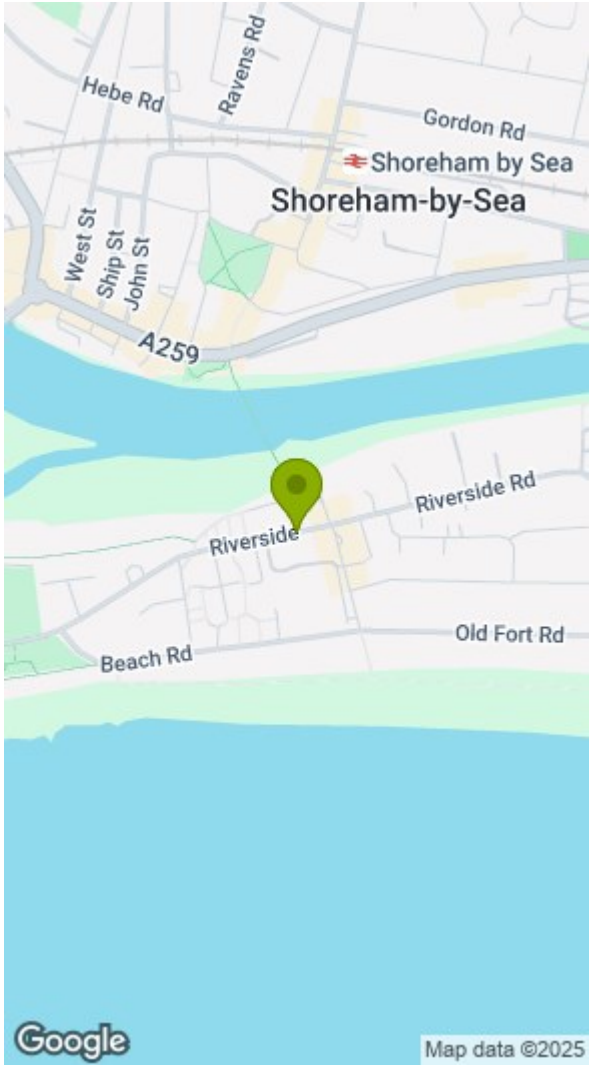
OUTGOINGS
MAINTENANCE : £2318 PER ANNUM

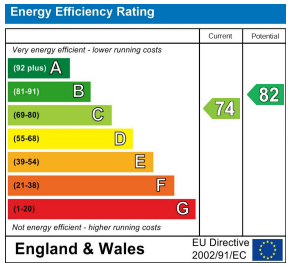
GROUND RENT: NON APPLICABLE

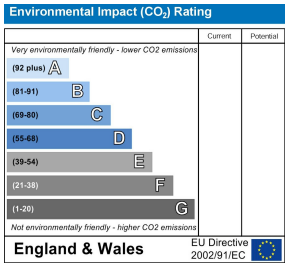
LEASE: 999 YEARS FROM 01/06/1976











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