



Flat 2, William De Braose House Brunswick Road |
1 Sherborn Drive, SO9 1BN | 01753 514251



ESTATE AGENT



Flat 2, William De Braose House Brunswick Road | | Shoreham-By-Sea | BN43

£239,950

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*** THIS PROPERTY IS ABOVE A RESTAURANT, THEREFORE WE ARE ENTERTAINING CASH BUYERS ONLY ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST 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, 21' WEST FACING LOUNGE, MODERN KITCHEN, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, EN-SUITE BATHROOM TO BEDROOM 2 AND SEPARATE CLOAKROOM.

- VIDEO ENTRY PHONE SYSTEM
- ENTRANCE HALL
- 2 BEDROOMS
- 21' WEST FACING LOUNGE
- MODERN KITCHEN
- EN-SUITE SHOWER ROOM
- EN-SUITE BATHROOM
- SEPARATE CLOAKROOM
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

PLEASE NOTE

(THIS PROPERTY IS ABOVE A RESTAURANT, THEREFORE IF YOU ARE OBTAINING A MORTGAGE PLEASE CLARIFY WITH YOUR LENDER REGARDING SUITABILITY TO OBTAIN FINANCE)

Front door leading to:

ENTRANCE HALL

11'9" in length (3.60 in length)

Video entry phone system, hard wood flooring, storage cupboard housing electric trip switches, door giving access to storage cupboard housing pressurised hot water cylinder, space and plumbing for washing machine under.

Door off entrance hall to:

LOUNGE

21'6" x 12'7" (6.56 x 3.86)

Having a dual aspect, bay with floor to ceiling wood framed double glazed windows to the front having a westerly aspect, double glazed sash window to the side, radiator, hard wood flooring.

Opening off lounge to:

KITCHEN

9'10" x 6'9" (3.02 x 2.06)

Comprising stainless steel sink unit with mixer tap inset into wood work top, inset four ring electric hob to the side, ' SAMSUNG ' electric oven under, storage cupboards to the side, integrated 'HOTPOINT ' dishwasher to the side, back splash, complimented by matching wall units over, stainless steel extractor hood to the side, built in integrated fridge/freezer to the side, adjacent matching two seater breakfast bar, four drawers under, display wine rack to the side, hard wood flooring.

Door off entrance hall to:

BEDROOM 1

11'8" x 10'4" (3.57 x 3.15)

Double glazed sash window to the side, radiator.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being fully tiled, comprising wall mounted wash hand basing with contemporary style mixer tap, low level wc, tiled flooring, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower screen.

Door off entrance hall to:

BEDROOM 2

11'9" x 9'4" (3.60 x 2.87)

Double glazed sash window to the side, radiator.

Frosted glazed door off bedroom 2 to:

EN-SUITE 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, part frosted double glazed window to the side, tiled flooring, extractor fan.

Door off entrance hall to:

SEPARATE CLOAKROOM

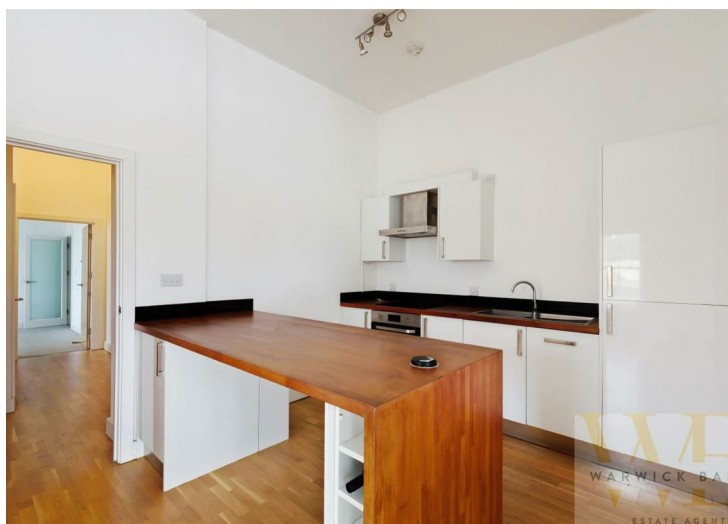
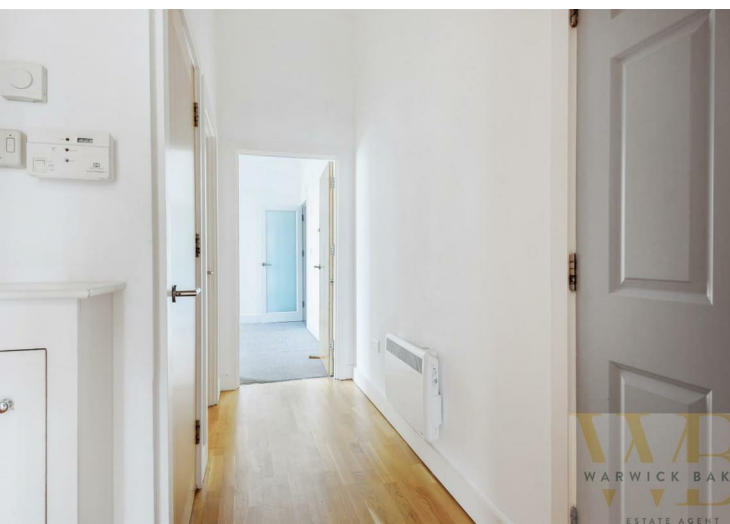
Comprising low level wc, pedestal wash hand basin with contemporary style mixer tap, tiled flooring, display shelf, extractor fan.

OUTGOINGS

MAINTENANCE:- £600 PER ANNUM

GROUND RENT:- £200 PER ANNUM

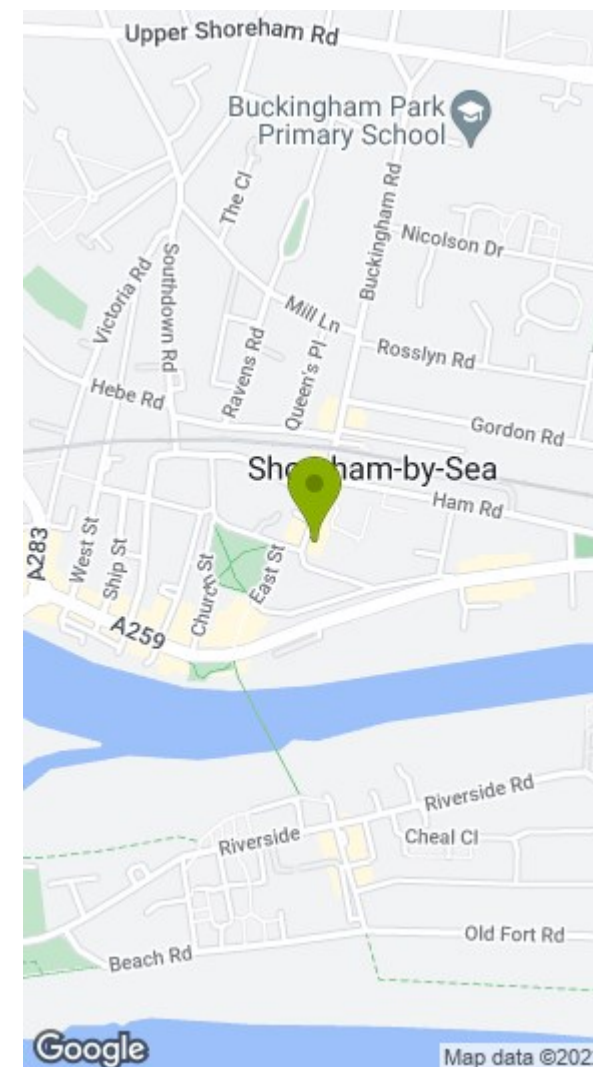
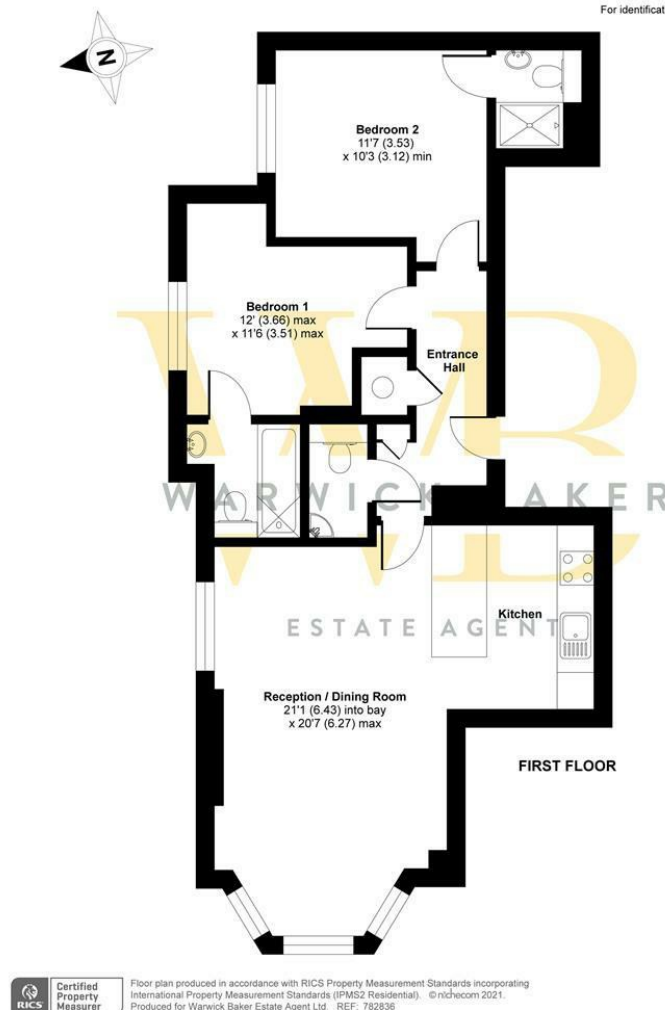
LEASE:- 150 YEARS FROM 25TH MARCH 2008



Brunswick Road, Shoreham-by-Sea, BN43

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



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	