7 Caxton House, 18 Ham Road | | Shoreham By Sea | BN43
6DN

WARWICK BAKER
ESTATE AGENT

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£425,000

*** £425,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RECENTLY BUILT LUXURY APARTMENT LOCATED IN THE TOWN CENTRE, MINUTES FROM THE MAINLINE RAILWAY LINE, SHOPS, BARS, RESTAURANTS, AND THE BEACH.

THIS IMPRESSIVE CONTEMPORARY SPLIT-LEVEL APARTMENT BOASTS HIGH QUALITY. FINISHES WITH FULLY FITTED MODERN KITCHEN WITH INTEGRATED APPLIANCES, MODERN FULLY TILED SHOWER ROOM & EN-SUITE WITH TILED WALK-IN SHOWER CUBICLES AND UNDERFLOOR HEATING.

- SHOREHAM TOWN CENTRE
- TWO DOUBLE BEDROOM, ENSUITE AND FURTHER SHOWER ROOM
- REMAINDER OF A 10 YEAR WARRANTY WITH BUILDZONE
- SPLIT LEVEL MODERN CONTEMPORARY APARTMENT
- 22'9 X 8'3 MODERN FITTED KITCHEN
- CALL NOW TO VIEW 01273 461144
- 16' X 10'6 LIVING ROOM WITH DOUBLE HEIGHT CEILING
- UNDER COVER SECURED PARKING SPACE
- ENCLOSED PRIVATE COURTYARD
- MINUTES FFROM THE MAINLINE RAILWAY STATION

COMMUNAL ENTRANCE
Video entry system, door to

GROUND FLOOR

ENTRANCE HALL
5'10 x 4'11 (1.78m x 1.50m)
Doors giving access to Bedroom One , Shower Room, Stair up to Mezanine Level Bedroom Two and Stairs down to Living Room.

BEDROOM ONE
11'7 x 11'5 (3.53m x 3.48m)
Southerly aspect high level window with electric blind, fitted double warobes, additional storage, door to

EN SUITE SHOWER ROOM
Modern tiled shower room, fully tiled walk in shower, under floor heating, wash hand basin, W.C.

SHOWER ROOM
Modern tiled shower room, fully tiled walk in shower, under floor heating, wash hand basin, W.C.

MEZZANINE FLOOR

BEDROOM TWO
21'3 x 8'7 (6.48m x 2.62m)
Side aspect window with electric fitted blinds, fited wardobes.

LOWER GROUND FLOOR

OPEN PLAN LIVING / DINING / KITCHEN BREAKFAST ROOM

LIVING / DINING ROOM
16'0 x 10'6 (4.88m x 3.20m)
Full height ceiling, rear aspect full height window with electric blinds, opening to

KITCHEN BREAKFAST ROOM
22'9 x 8'3 (6.93m x 2.51m)
Modern contempry kitchen, high quality gloss finish work surfaces and extensive units, soft close draws, intergrated Bosch microwave/oven, electric ceramic hob and extractor hood, integrated Bosch fridge and double freezer, integrated dishwasher, underfloor heating, sliding doors leading out to

SECLUDED COURTYARD
Walled private courtyard, Weinor remote control retractable awning and walled patio heater.

GATED UNDERCROFT PARKING
There is parking for one car, Space D.

SHARE OF FREEHOLD
999 YEAR LEASE FROM APRIL 2021
MAINTENANCE - £1,000pa APROX
GROUND RENT- N/A

REMAINDER OF A 10 YEAR WARRANTY WITH BUILDZONE.

Technology & Electrical

- Virgin super-fast TV cables fitted
- Either BT 1g FTTP or BT 30+ MPS FTTC Broadband providing high speed broadband
- TV points to master bedroom and living room
- LED and low energy lighting to all apartments

Security
- 10 year warranty with Buildzone
- Video entryphone communal door system
- Security lock on apartment door with chain and viewer

Environmental performance
- Underfloor heating throughout with thermostat control
- Energy performance 'A' rated electric boiler and hot water storage
- Energy performance 'A' rated kitchen appliances
- LED Lighting
- High grade insulation throughout

Communal Areas
- Secure doors to entrance lobby
- Postal boxes
- Cycle storage
- Recycling and refuse store

Management and maintenance
- Leasehold with share of freehold
- Maintenance cost expectation available

COUNCIL TAX Band B

Caxton House, Bn43

Approximate Gross Internal Area = 85 sq m / 915 sq ft

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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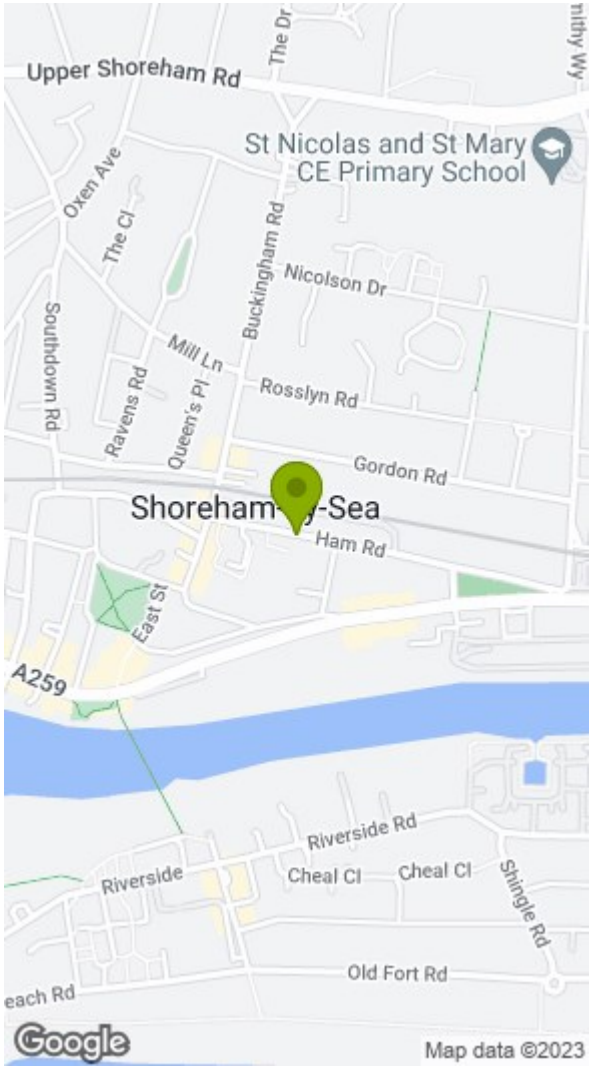

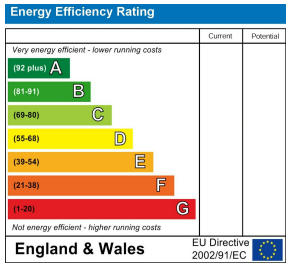

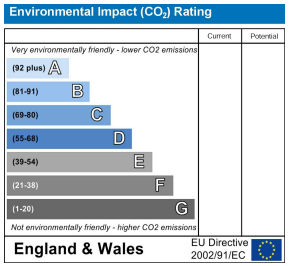

Disclaimer

* 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