



7, Quay Court 201, Harbour Way | | Shoreham-By-Sea | BN43  
5117





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£269,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SPLIT-LEVEL FLAT. OCCUPYING PART OF THE GROUND FLOOR OF A PURPOSE BUILT BLOCK. LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, 18' DUAL ASPECT LOUNGE, KITCHEN, FULLY TILED BATHROOM, RESIDENTS OFF ROAD PARKING, GARAGE IN COMPOUND AND RESIDENTS GARDEN AREA. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- FULLY TILED SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- 2 DOUBLE BEDROOMS
- GARAGE
- NO UPWARD CHAIN
- 18' DUAL ASPECT LOUNGE WITH RIVER VIEWS
- RESIDENTS GARDEN AREA
- KITCHEN WITH RIVER VIEWS
- RESIDENTS OFF ROAD PARKING

Front door leading to:

### **ENTRANCE HALL** **9'4" in length (2.87 in length)**

Single panel radiator, dado rail, laminate wood flooring, recessed area with hanging space.

Door off entrance hall to:

### **LOUNGE** **18'3" x 13'7" (5.58 x 4.15)**

Having a dual aspect, double glazed windows to the front having an easterly aspect with views of The River Adur, double glazed window to the side having a favoured southerly aspect, two single panel radiators.

Doorway off entrance hall to:

### **KITCHEN** **12'0" x 6'11" (3.67 x 2.13)**

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect worktop, storage cupboards under, tiled splash back, adjacent worktop with inset stainless steel gas five ring hob, electric oven under, drawers and cupboards to the side, space and plumbing for dishwasher to the side, space and plumbing for washing machine to the side, tiled splash

back, complimented by matching wall units over, larder style storage cupboard to the side housing gas meter and shelving, further adjacent worktop with drawers and cupboards under, tiled splash back, complimented by matching wall units over, space for tall fridge/freezer to the side, ' BAXI ' wall mounted gas fired combination boiler to the side, double glazed window to the front having an easterly aspect with views if The River Adur..

Stairs with handrail up from entrance hall to:

### **LANDING**

Door off landing to:

### **BEDROOM 1** **14'2" x 12'0" (4.32 x 3.68)**

Double glazed windows to the side having a favoured southerly aspect, double panelled radiator, recessed hanging and shelving space, door giving access to storage cupboard with shelving.

Door off landing to:

### **BEDROOM 2** **12'10" x 8'11" (3.92 x 2.74)**

Double glazed windows to the side having a westerly aspect with views of The River

Adur and glimpses of The South Downs, double panelled radiator.

Door off landing to:

### **BATHROOM**

Being fully tiled, comprising bath with contemporary style hot and cold taps, twin hand grips, built in shower with separate shower attachment, glass shower screen, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc, single panel radiator, tiled flooring, frosted double glazed windows.

### **GARAGE No: 7**

In compound with up and over door.

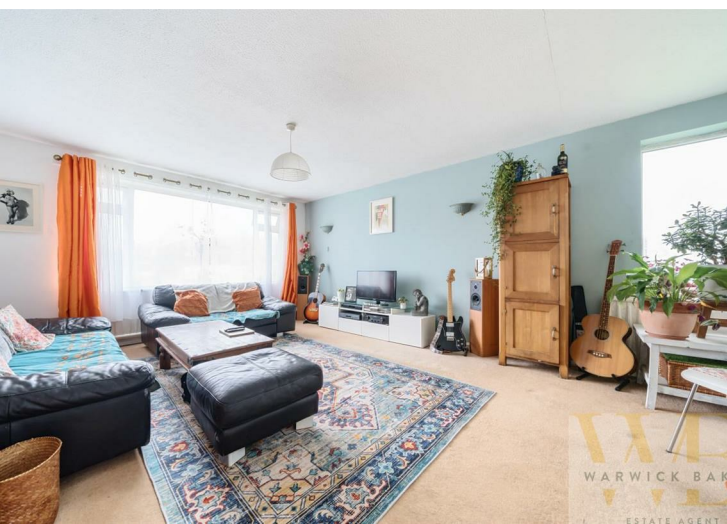
### **OUTGOINGS**

SHARE OF FREEHOLD

MAINTENANCE:- £2000 PER ANNUM.

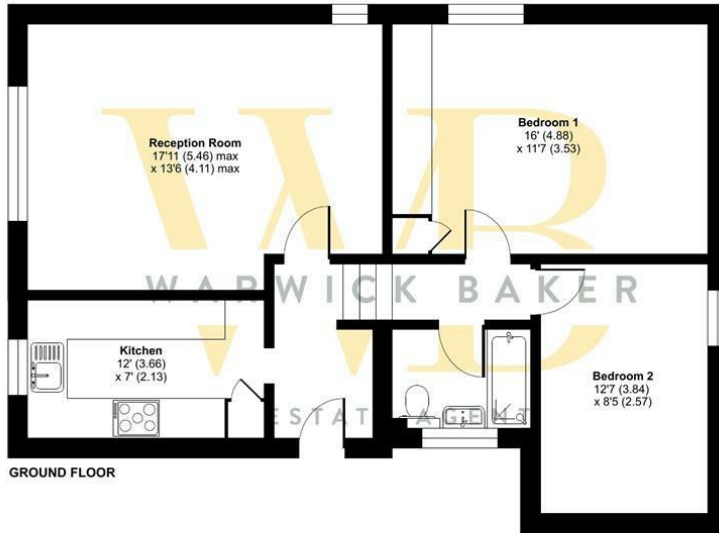
GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 06/05/2009

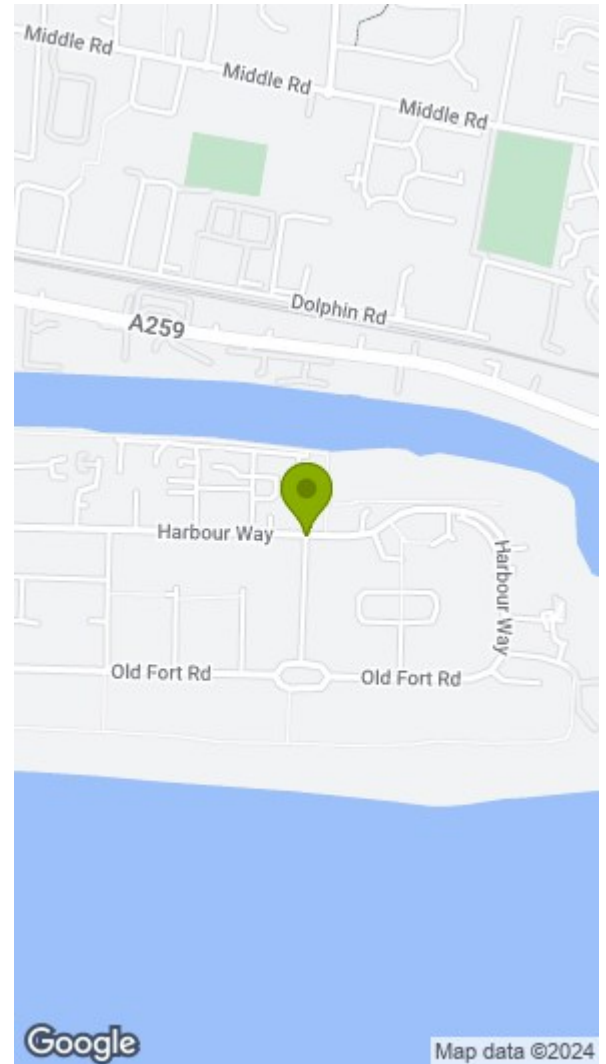


# Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 752 sq ft / 69.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1070941



## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	