



Flat 18 Dunwich Sussex Wharf | | Shoreham-By-Sea | BN43



ESTATE AGENT



## Flat 18 Dunwich Sussex Wharf | | Shoreham-By-Sea | BN43 5PE

£289,950

\*\*\* £289,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED SECOND FLOOR APARTMENT IN SUSSEX WHARF.

WITH STUNNING VIEWS OF THE RIVER ARUN THE PROPERTY BOASTS A DUAL ASPECT, HAVING SOUTHERLY ASPECT WINDOWS IN BOTH THE DOUBLE BEDROOMS. THE PROPERTY ALSO BENEFITS FROM AN EN SUITE TO BEDROOM ONE, AND TWO COVERED PARKING SPACES.

OFFERED VACANT WITH NO CHAIN.

- TWO BEDROOM APARTMENT
- SUSSEX WHARF
- STUNNING RIVER VIEWS
- 14'4 X 13'4 LIVING / DINING ROOM
- MODERN KITCHEN
- BEDROOM ONE WITH EN SUITE
- SOUTHERLY ASPECT BEDROOMS
- NO CHAIN
- CALL NOW
- 01273 461144

## COMMUNAL ENTRANCE

Stairs to the second floor landing.

## ENTRANCE

Door to front, doors giving access to Living / Dining Room, both Bedrooms, Bathroom, storage cupboards.

## LIVING / DINING ROOM

14'4 x 13'4 (4.37m x 4.06m)

Sliding patio doors leading out on to the Balcony, with views of the River Adur.

## KITCHEN

14'4 x 6'4 (4.37m x 1.93m)

Modern range of wall and base units, work surfaces, inset sink unit, 4 ring hob, oven under, extractor over, built in appliances, window over looking the river.

## BEDROOM ONE

17'3 x 9'7 (5.26m x 2.92m)

Southerly aspect window, built in wardrobes, door to

## EN SUITE

Modern matching suite, shower cubicle, W.C, vanity unit with wash hand basin, cupboards under.

## BEDROOM TWO

10'11 x 10'11 (3.33m x 3.33m)

Southerly aspect windows.

## BATHROOM

Modern matching suite, panel enclosed bath with shower over, W.C, vanity unit with wash hand basin, cupboards under.

## PARKING

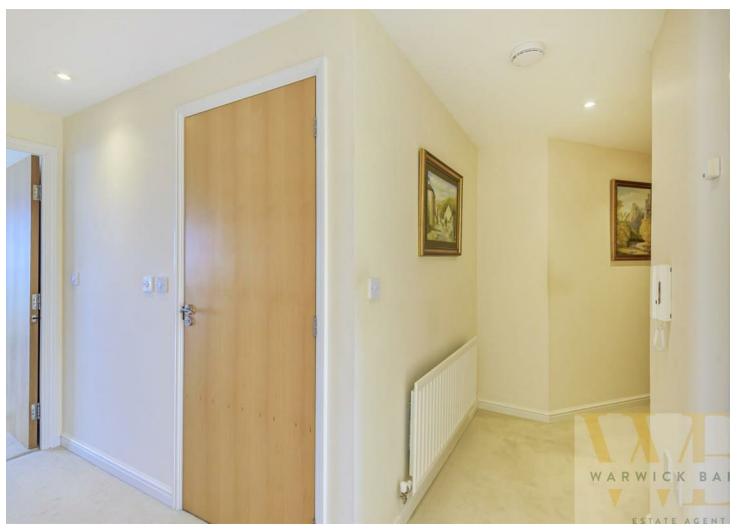
There are two covered parking spaces, door to the communal entrance.

## LEASEHOLD

LEASE - 109 YEARS REMAINING

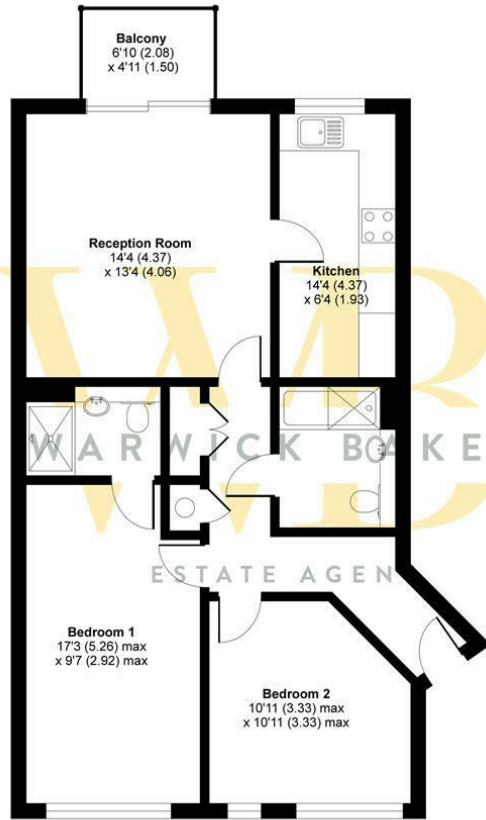
GROUND RENT - £150.00

MAINTENANCE - £1,500.00



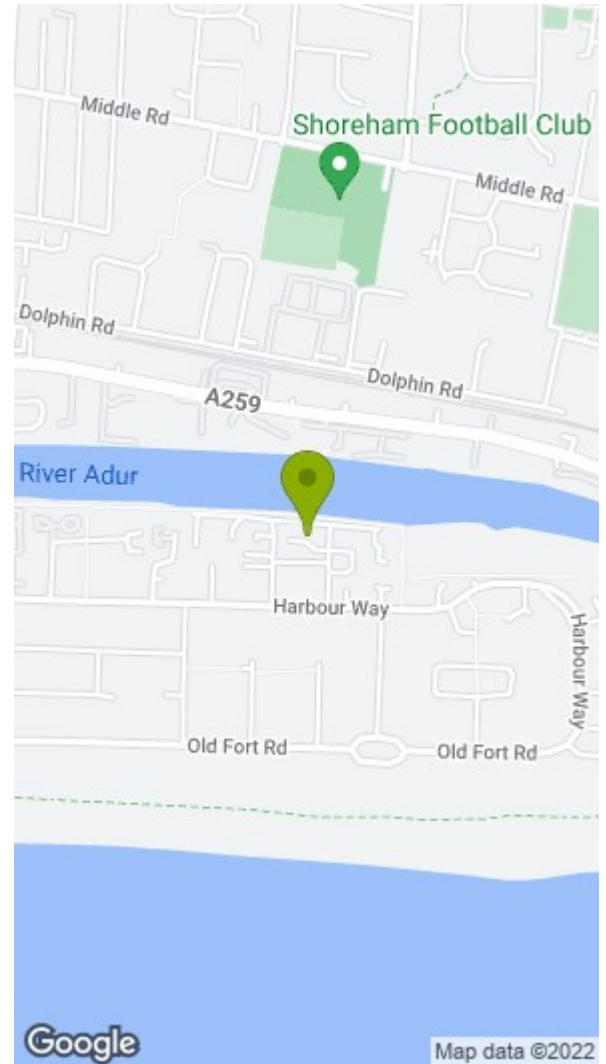
# Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 774 sq ft / 72 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 779265



## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	75	England & Wales	EU Directive 2002/91/EC	77