



Flat 3, Doveleys Court 1, Riverside Road | | Shoreham-By-Sea  
BN14 5DD



ESTATE AGENT



Flat 3, Doveleys Court 1, Riverside Road | | Shoreham-By-Sea | BN43 5RB

£239,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE GROUND FLOOR PURPOSE BUILT APARTMENT. THE PROPERTY IS LOCATED WITHIN 100 METRES OF THE FOOTBRIDGE AND SHOREHAM BEACH. THE APARTMENT BENEFITS FROM A PRIVATE STREET ENTRANCE, 16' ENTRANCE HALL, 16' SOUTH FACING LOUNGE, MODERN KITCHEN, DOUBLE BEDROOM, BATHROOM AND 17' REAR PATIO GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- PRIVATE STREET ENTRANCE
- 16' ENTRANCE HALL
- 16' SOUTH FACING LOUNGE
- 14' MODERN KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- 17' REAR PATIO GARDEN
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

## PRIVATE STREET ENTRANCE

Part frosted double glazed front door leading to:

## ENTRANCE HALL

**16'4" x 8'9" (5.00 x 2.67)**

Being ' T ' shaped, high level frosted double glazed window, high level double doored storage cupboard, exposed wood flooring, double panelled radiator.

Twin part frosted glazed doors off entrance hall to:

## LOUNGE

**16'1" x 10'11" (4.92 x 3.35)**

Double glazed windows to the front having a favoured southerly aspect, feature open fireplace with wood surround and mantle, tiled insert, slate hearth, double panelled radiator, exposed wood flooring.

Part frosted glazed door off entrance hall to:

## KITCHEN

**14'5" x 7'4" (4.40 x 2.24)**

Comprising 1/14 bowl stainless steel sink unit with mixer tap inset into wood worktop, storage cupboard under, tiled splash back, matching adjacent worktop with storage cupboards under, space and plumbing for washing machine to the side, space and plumbing for dishwasher to the side, tiled splash back, complimented

by matching wall units over, space for tall fridge/freezer to the side, wall mounted ' POTTERTON ' gas fired combination boiler to the side, further adjacent matching work top to the side, with inset stainless steel gas four ring hob, built in ' BEKO ' electric oven under, drawers and cupboard to the side, tiled splash back, complimented by matching wall units over, stainless steel canopied extractor hood, high level storage cupboard to the side with four frosted glazed doors, double glazed windows and French door to the rear with views of The River Adur, exposed wood flooring, heated hand towel rail, door giving access to storage cupboard.

Door off entrance hall to:

## BEDROOM

**11'5" x 10'9" (3.50 x 3.28)**

Double glazed windows and twin double glazed French doors to the rear, views of The River Adur, the footbridge and The South Downs, double panelled radiator, exposed wood flooring.

Door off entrance hall to:

## BATHROOM

Comprising ' P ' shaped panel bath with mixer tap with separate shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap, storage

cupboards and drawers under, low level wc, heated hand towel rail, frosted double glazed windows, tiled flooring.

Double glazed door off kitchen to:

## PATIO GARDEN

**17'8" x 10'1" (5.40 x 3.09)**

Laid to patio slabs, with views of The River Adur, the footbridge and The South Downs.

## OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £100 PER MONTH

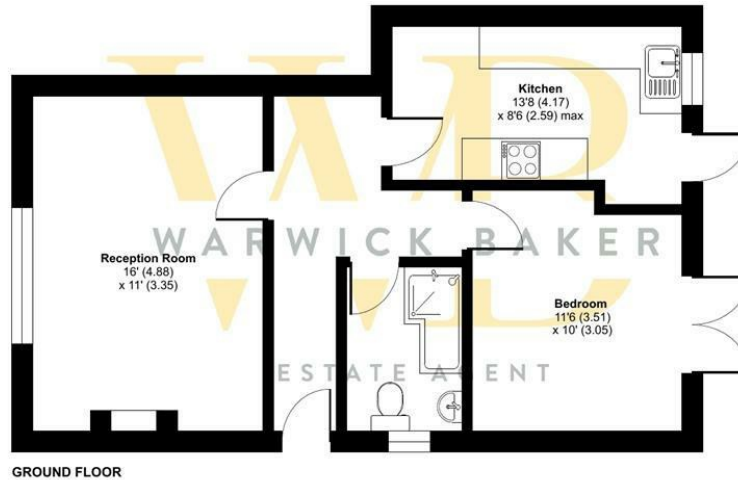
GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 29/09/2008



## Riverside Road, Shoreham-by-Sea, BN43

Approximate Area = 542 sq ft / 50.3 sq m  
For identification only - Not to scale



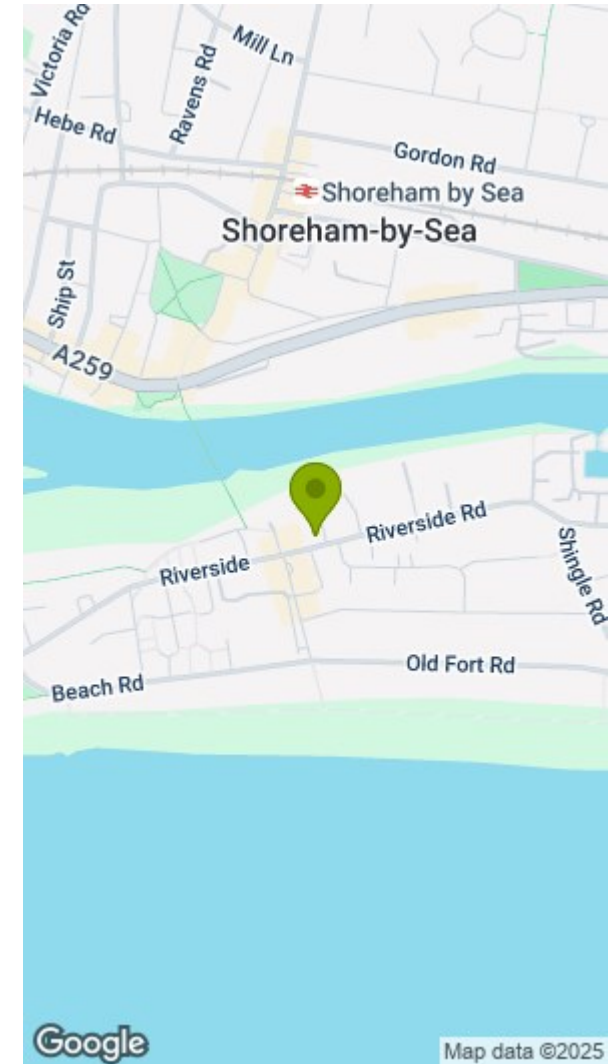
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1265388

### 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		70	76				