



24 Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43

5DD





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£279,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DOUBLE ASPECT APARTMENT IN SUSSEX WHARF, SORLINGS REACH.

THE PROPERTY BOASTS TWO DOUBLE BEDROOM, MASTER WITH EN SUITE, 27FT OPEN PLAN LIVING / DINING KITCHEN. SITUATED ON THE FIRST FLOOR THE APARTMENT IS LIGHT, BRIGHT AND HAS AMAZING VIEWS OF THE RIVER. THERE IS A PARKING SPACE OF WHICH IS UNDER COVER.

OFFERED WITH NO CHAIN, THE PROPERTY NEEDS TO BE VIEWED TO BE APPRECIATED - 01273 461144

- DOUBLE ASPECT APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER WITH EN SUITE
- BEDROOM 2 SOUTHERLY ASPECT
- NO CHAIN
- STUNNING RIVER VIEWS
- PARKING
- 27FT OPEN PLAN LIVING SPACE
- CALL NOW TO VIEW
- 01273 461144

## COMMUNAL ENTRANCE

Stairs rising to the First Floor.

## ENTRANCE HALL

Door to front, doors to all rooms, storage cupboards, double doors to

## OPEN PLAN LIVING / DINING / KITCHEN

27'06 x 12'08 (8.38m x 3.86m)

Double glazed patio doors leading out onto

## BALCONY

With stunning views of the River Adur.

## KITCHEN AREA

Extensive range of wall and base level units, work surfaces, inset sink unit, inset 4 ring hob, oven under, extractor over, integrated appliances, centre island unit.

## MASTER BEDROOM

17' x 10' (5.18m x 3.05m)

Double glazed window with River views, fitted wardrobes, door to

## EN SUITE

Step in shower cubicle, vanity unit with inset wash hand basin, low level W.C.

## BEDROOM 2

15' x 9'08 (4.57m x 2.95m)

Double glazed windows with a Southerly aspect, fitted wardrobes.

## BATHROOM

Matching suite, panel enclosed bath with shower over, vanity unit with inset wash hand basin, low level W.C.

## OUTSIDE

## PARKING

There is parking for one car of which is under cover.

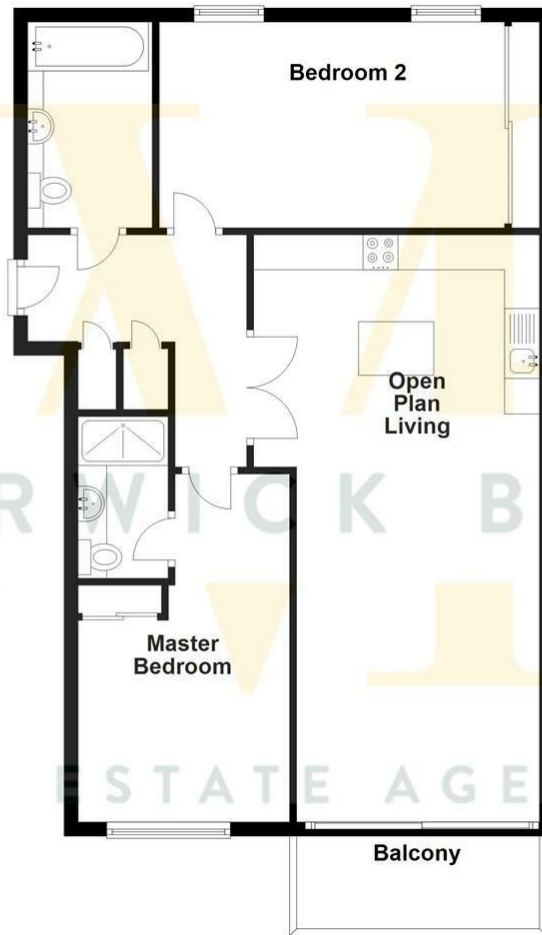
## TENURE

LEASEHOLD - 110 YEARS  
REMAINING  
GROUND RENT - £150 PA  
MAINTENANCE - £1600 PA  
APPROX

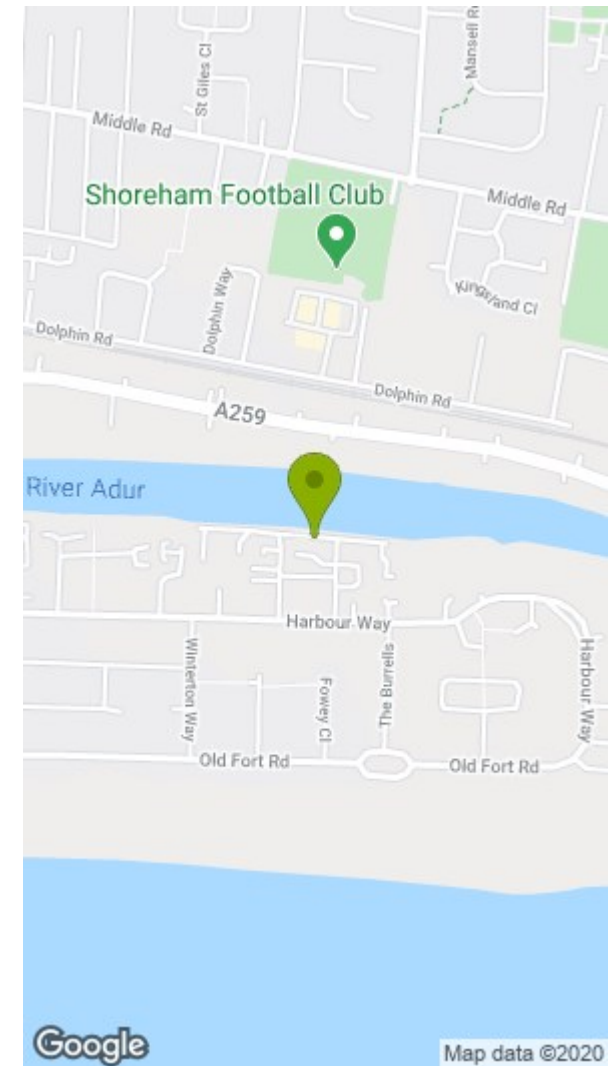


### First Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.4 sq. feet)



### 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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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