



Flat 29, Garland Point Sussex Wharf | | Shoreham-By-Sea  
BN14 2ED





## Flat 29, Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43 5PF

£259,950

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WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS RARELY AVAILABLE THIRD FLOOR PURPOSE-BUILT FLAT SITUATED DIRECTLY OPPOSITE THE BEAUTIFUL RIVER ADUR AND SILVERSANDS.

This remarkable flat offers a range of desirable features, including access to a passenger lift and a secure entry phone system. Upon entering, you'll find an inviting 'L' shaped entrance hall that leads into a spacious 16' lounge /open plan kitchen featuring stunning direct river views, creating the perfect backdrop for relaxation. The flat benefits further from two double bedrooms also enhancing your living experience.

- PASSENGER LIFT
- LOUNGE WITH RIVER VIEWS
- ALLOCATED PARKING SPACE
- SECURITY DOOR ENTRY PHONE SYSTEM
- MODERN KITCHEN
- NOW UPWARD CHAIN
- 'L' SHAPED ENTRANCE HALL
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM

Passenger lift to the third floor.

Front door leading to:

### ENTRANCE HALL

Being 'L' shaped, security door entry phone system, door giving access to storage cupboard housing electric trip switches, door giving access to airing cupboard housing pressurised hot water cylinder, laminate wood flooring, LED downlighting.

Door off entrance hall to:

### LOUNGE/OPEN PLAN KITCHEN

16'9" x 15'8" (5.11m x 4.78)

### LOUNGE

Double glazed windows to the front having an easterly aspect with direct views of The River Adur and Silversands, double panel radiator, laminate wood flooring, LED downlighting.

Sliding double glazed patio door off lounge to:

### BALCONY

7'4" x 3'11" (2.25 x 1.21)

Having an easterly aspect to the front having an easterly aspect with direct views of The River Adur and Silversands, views of The South Downs, glimpses of The English Channel, laid to wood decking, enclosed by steel balustrade with wood handrail.

### KITCHEN

Comprising stainless steel sink unit with mixer tap inset into worktop inset gas four ring hob to the side, with drawers and storage cupboards under, built in electric oven to the side, built in dishwasher to the side, integrated washing machine to the side, tiled splash back, complemented by matching wall units above with under counter lighting, built in extractor hood, cupboard housing gas boiler (central heating only), display shelf to the side, built in integrated fridge/freezer to the side, double panelled radiator, high level double glazed window, laminate wood flooring, LED downlighting.

Door off entrance hall to:

### BEDROOM 1

12'0" x 9'8" (3.66 x 2.97)

Double glazed windows to the rear having a westerly aspect, built in triple sliding doored wardrobe with hanging and shelving space, ceiling fan, LED downlighting.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being part tiled, comprising vanity unit with enamel sink unit with mixer tap, low level wc, mirrored medicine cabinet, tiled flooring, extractor fan, LED downlighting, step in fully tiled shower cubicle with built in

shower with separate shower attachment, folding shower door.

Door off entrance hall to:

### BEDROOM 2

10'0" x 6'11" (3.05 x 2.13)

Double glazed windows to the rear having a westerly aspect, single panel radiator, ceiling fan, LED downlighting, built in double doored wardrobe with hanging and shelving space.

Door off entrance hall to:

### BATHROOM

Being part tiled, comprising panel bath with twin hand grips, mixer tap with separate shower attachment, glass shower screen, vanity unit with enamel sink unit with mixer tap, low level wc, display shelf, mirrored medicine cabinet, tiled flooring, extractor fan, LED downlighting.

### ALLOCATED PARKING SPACE

No: 231

### OUTGOINGS

LEASE - 125 YEARS FROM 2005

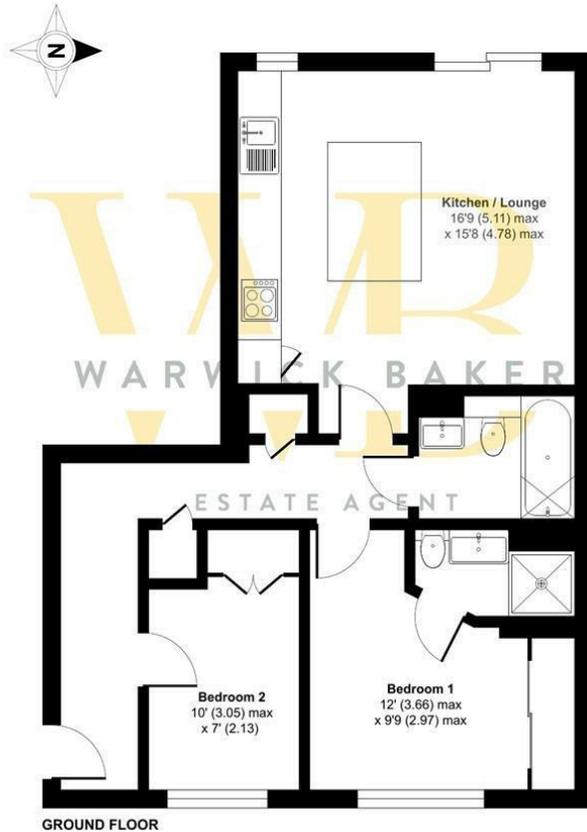
MAINTENANCE - APPROX £1800 PER ANNUM

GROUND RENT - £150 PER ANNUM

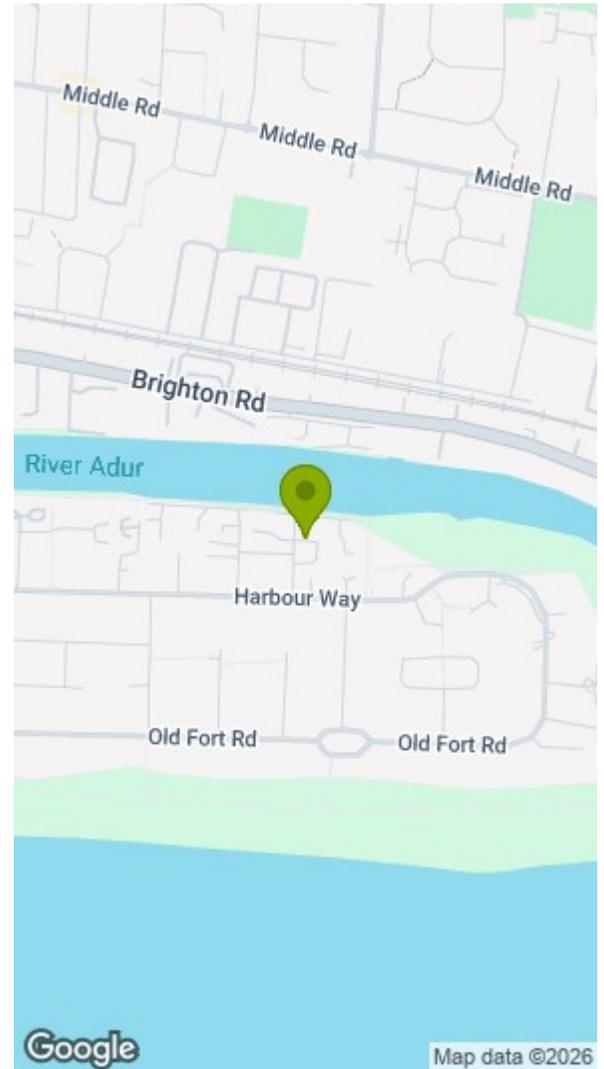


# Garland Point, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 658 sq ft / 61 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). © nicheworn 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 910832.



## 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	