



Flat 4, 42 New Road | | Shoreham-By-Sea | BN43 6RA



ESTATE AGENT



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Offers In Excess Of £280,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TOP-FLOOR APARTMENT IN SHOREHAM TOWN CENTRE WITH AMAZING PANORAMIC RIVER VIEWS.

THIS UNIQUE PROPERTY CERTAINLY HAS THE WOW FACTOR, BENEFITTING FROM A SOUTHERLY ASPECT 19'4 X 13' OPEN PLAN RECEPTION ROOM WITH A MODERN KITCHEN AND FLOOR-TO-CEILING WINDOWS OVERLOOKING THE SUSSEX YACHT CLUB AND THE RIVER ADUR. THERE IS ONE DOUBLE BEDROOM WITH DISTANT VIEWS OF THE SOUTH DOWNS AND A SHOWER ROOM.

- STUNNING VIEWS OF THE RIVER & SUSSEX YACHT CLUB
- SOUTHERLY ASPECT 17' X 21' DECKED TERRACE
- THIS PROPERTY MUST BE SEEN TO BE APPRECIATED
- 19'4 X 13' SOUTHERLY ASPECT OPEN PLAN RECEPTION ROOM
- SHARE OF FREEHOLD
- UNIQUE OPPORTUNITY, PLEASE CALL 01273 461144
- MODERN KITCHEN
- ONE DOUBLE BEDROOM WITH VIEWS OF THE SOUTH DOWNS
- TOWN CENTRE LOCATION
- NEWLY FITTED MODERN SHOWER ROOM

## OUTGOINGS / LEASE

SHARE OF FREEHOLD

GROUND RENT -£0

MAINTENANCE £100.00 PER ANNUM

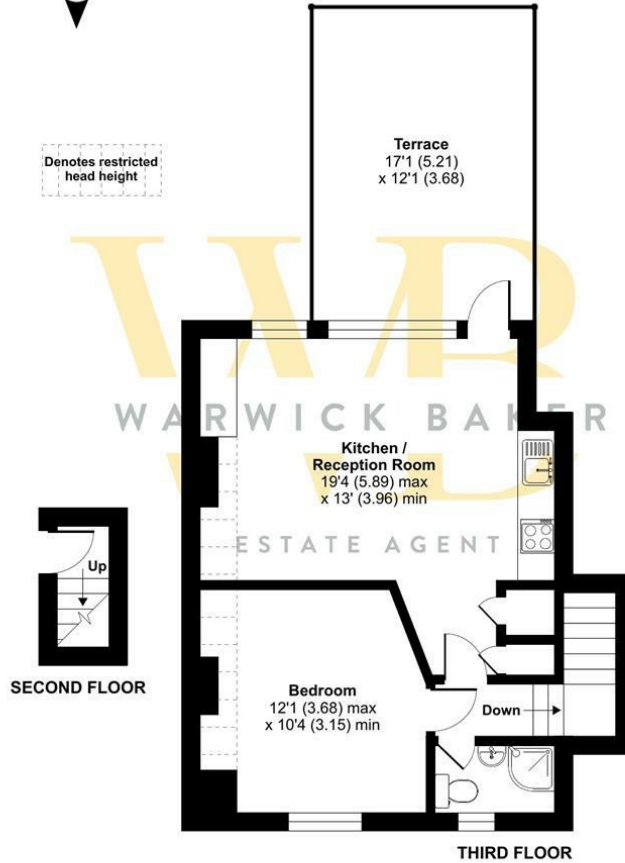


## New Road, Shoreham-by-Sea, BN43

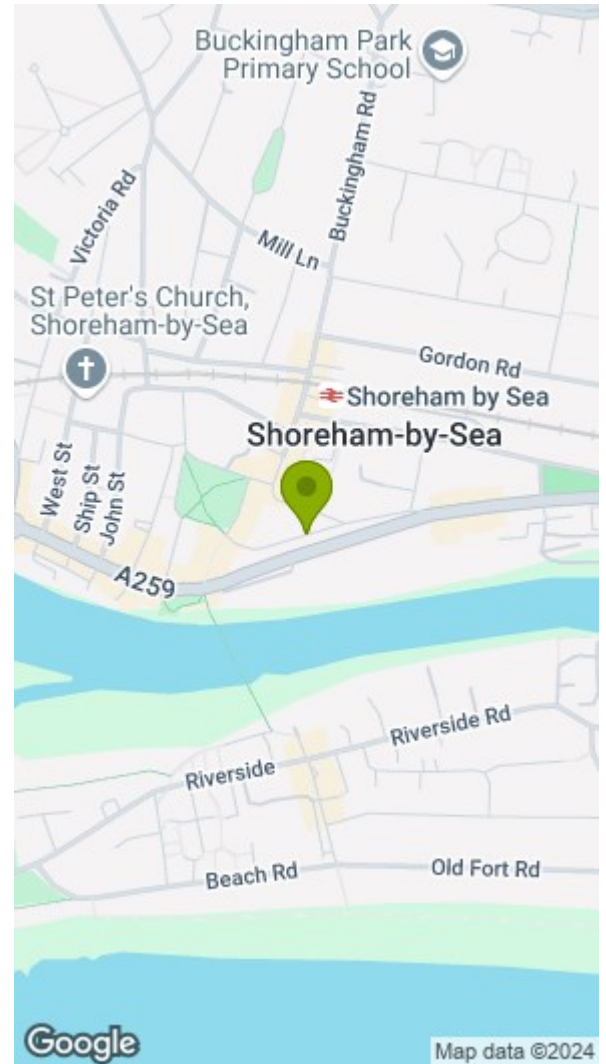
Approximate Area = 492 sq ft / 45.7 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Total = 533 sq ft / 49.5 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1190452



### 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>		
(54-68) <b>D</b>			(54-68) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b> <b>77</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	