



5 William De Braose House Brunswick Road | | Shoreham-By-Sea | BN43 5WB



ESTATE AGENT



## 5 William De Braose House Brunswick Road | | Shoreham-By-Sea | BN43 5WB

£302,500

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING PENTHOUSE APARTMENT.

SITUATED IN THE TOWN CENTRE THIS RARELY AVAILABLE PROPERTY IS IMMACULATEDLY PRESENTED AND HAS FANTASTIC VIEWS OF SHOREHAM WITH ITS BALCONY WRAPPING THE WHOLE ROOFLINE OF THE APARTMENT.

THE PENTHOUSE OFFERS TWO DOUBLE BEDROOMS, BOTH WITH VIEWS AND ACCESS TO THE ROOF TERRACE, A MODERN BATH / SHOWER ROOM AND A DUAL ASPECT OPEN PLAN LIVING / DINING / KITCHEN.

THIS PROPERTY MUST BE SEEN TO BE APPRECIATED - NO CHAIN

- SHOREHAM TOWN CENTRE
- IMMACULATEDLY PRESENTED
- CALL NOW TO VIEW
- PENTHOUSE APARTMENT
- CLOSE TO THE STATION
- STUNNING VIEWS
- NO CHAIN
- WRAP AROUND ROOF TERRACE
- MODER BATH / SHOWER ROOM

## COMMUNAL ENTRANCE

Entry phone system, stairs rising to the top floor.

## ENTRANCE HALL

Stairs up to the landing, coats storage, skylight, doors to all rooms.

## LIVING / DINING / KITCHEN

Open plan, with Westerly, Easterly and Northerly aspect windows, french doors leading out onto the roof terrace.

Kitchen, modern range of wall and base units, integrated appliances, work surfaces, inset Butler sink, hob, oven and extractor.

## BEDROOM ONE

Southerly and Easterly aspect windows and access out onto the Roof Terrace.

## BEDROOM TWO

Extensive fitted wardrobes, French doors leading out onto the Roof Terrace.

## BATHROOM

Modern suite, step in shower cubicle, bath with shower attachment, wash hand basin, W.C, Westerly aspect window.

## BIKE STORAGE

There is secure bike storage on the ground floor.

## LEASEHOLD & OUTGOINGS

MAINTENANCE:- £750 P/A APROX

GROUND RENT:- £200 P/A

LEASE:- 150 YEARS FROM 25TH MARCH 2008

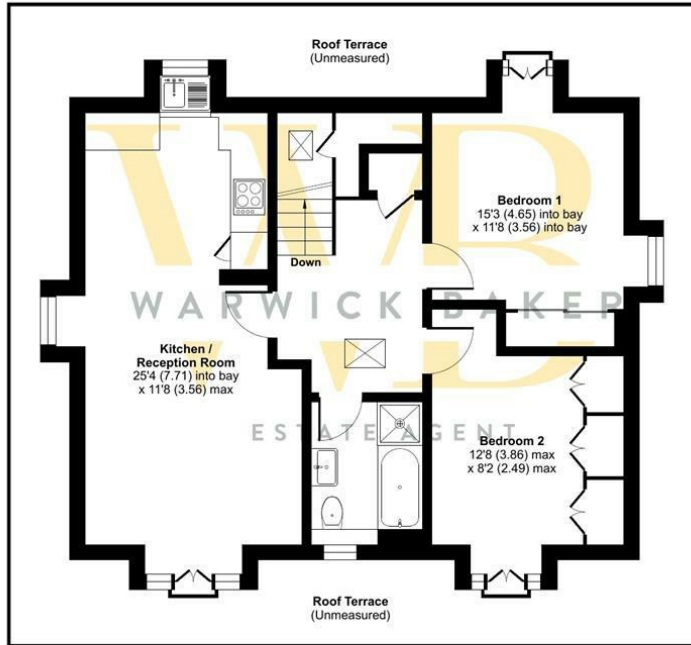
## PARKING

Parking available at the nearby Co-Op £70 per month.



# Brunswick Road, Shoreham-by-Sea, BN43

Approximate Area = 708 sq ft / 65.8 sq m  
For identification only - Not to scale



TOP FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 914309



## 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) 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