



25 Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW

**WB**  
WARWICK BAKER  
ESTATE AGENT

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## 25 Pacific Court Riverside | | Shoreham-By-Sea | BN43 5RW

£350,000

\*\*\* £350,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS SECOND-FLOOR APARTMENT ON SHOREHAM BEACH, PACIFIC COURT.

OFFERED WITH VACANT POSSESSION THIS TWO DOUBLE BEDROOM PROPERTY IS LOCATED OPPOSITE THE FOOTBRIDGE AND MINUTES FROM THE BEACH, WITH A SOUTHERLY ASPECT RECEPTION ROOM AND BALCONY.

THE PROPERTY ALSO BENEFITS FROM HAVING A GARAGE AND MUST BE SEEN TO BE APPRECIATED.

- SECOND FLOR PURPOSE BUILT APARTMENT
- ENTRY PHONE SYSTEM
- TWO DOUBLE BEDROOMS
- 14' SOUTH FACING LOUNGE
- 23' SOUTH FACING BALCONY
- KITCHEN WITH RIVER VIEWS
- 10' FRONT BALCONY WITH RIVER VIEWS
- MODERN SHOWER ROOM
- GARAGE IN COMPOUND
- NO UPWARD CHAIN

## OUTGOINGS

### SHARE OF FREEHOLD

Ground rent: Nothing to pay

Service charge: Just paid £1.159 for the current half year.



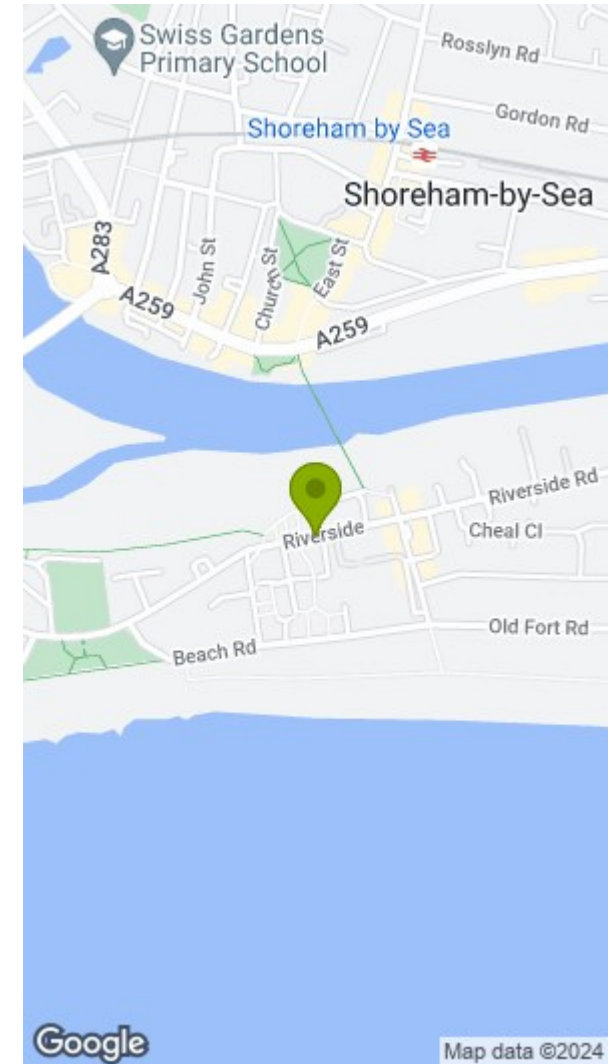
## Riverside, Shoreham-by-Sea, BN43

Approximate Area = 766 sq ft / 71.2 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1148975



### 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b> → <b>80</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	