11 Carrick Walk Broad Reach Mews | | Shoreham-By-Sea
| BN43 5FJ |

WARWICK BAKER
ESTATE AGENT

# 11 Carrick Walk Broad Reach Mews | | Shoreham-By-Sea | BN43 5EJ

£314,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED SECOND FLOOR PURPOSE BUILT FLAT. LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE WITHIN EASY WALK TO ALL SHOPS, RESTAURANTS AND BARS. THE FLAT BENEFITS FROM A PASSENGER LIFT, ENTRANCE HALL, 2 DOUBLE BEDROOMS, LOUNGE, EAST FACING BALCONY, MODERN KITCHEN/BREAKFAST ROOM, MODERN FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, SECURE ALLOCATED PARKING SPACE AND RESIDENTS COMMUNAL BIKE AREA.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRY PHONE SYSTEM
- 13' LOUNGE
- EAST FACING BALCONY
- PASSENGER LIFT
- OPEN PLAN KITCHEN
- SECURE ALLOCATED PARKING SPACE
- ENTRANCE HALL
- FAMILY BATHROOM
- 2 DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM

Front door leading to:

## ENTRANCE HALL
**12'1" x 12'5" (3.69 x 3.79)**
Being ' L' shaped, security door entry phone system, spot lighting. Door off entrance hall to airing cupboard housing wall mounted ' WORSCETER ' gas fired combination boiler, double doors off entrance hall to walk in utility area housing ' BOSCH ' washing machine, ' BOSCH ' tumble dryer, shelving over, tiled flooring.

Door off entrance hall to:

## LOUNGE
**13'4" x 12'11" (4.07 x 3.96)**
Double glazed windows to the front having an easterly aspect with glimpses of The South Downs, double panelled radiator.

## OPEN PLAN KITCHEN
**16'0" x 8'2" (4.88 x 2.50)**
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset granite effect work top, storage cupboards under, integrated dishwasher to the side, stainless steel back splash, complimented by matching wall units over with down lighting and corner end display shelf, two display shelves, matching adjacent work top with inset stainless steel ' BOSCH ' gas four ring hob, 'BOSCH ' electric oven under, slow closing drawers to the side, storage cupboard with shelving to the side, stainless steel back splash, 'BOSCH ' stainless steel canopied extractor hood, free standing ' BOSCH ' fridge/freezer to the side, tiled flooring, double panelled radiator, double glazed windows to the front having an easterly aspect, spot lighting.

Double glazed door off lounge to:

## BALCONY
**7'10" x 4'3" (2.40 x 1.30)**
Laid to wood decking, enclosed by wood hand rail with steel balustrade, having an easterly/southerly aspect with views of The South Downs.

Door off entrance hall to:

## BEDROOM 1
**13'11" x 9'5" (4.26 x 2.88)**
Double glazed windows to the rear having a westerly aspect, single panel radiator, built in double sliding mirrored door wardrobe with hanging and shelving space.

Door off bedroom 1 to:

## EN-SUITE SHOWER ROOM
Being part tiled, comprising wall mounted wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, spot lighting, step in fully tiled shower cubicle with built in shower and separate shower attachment, folding glass shower screen.

Door off entrance hall to:

## BEDROOM 2
**9'10" x 9'6" (3.02 x 2.91)**
Double glazed windows to the rear having a westerly aspect, double panelled radiator.

Door off entrance hall to:

## BATHROOM
Being part tiled, comprising panelled bath with mixer tap and separate shower attachment, wall mounted wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring, spot lighting.

## ALLOCATED PARKING
Secure allocated parking space No:11.

## OUTGOINGS
MAINTENANCE:- £630 EVERY SIX MONTHS

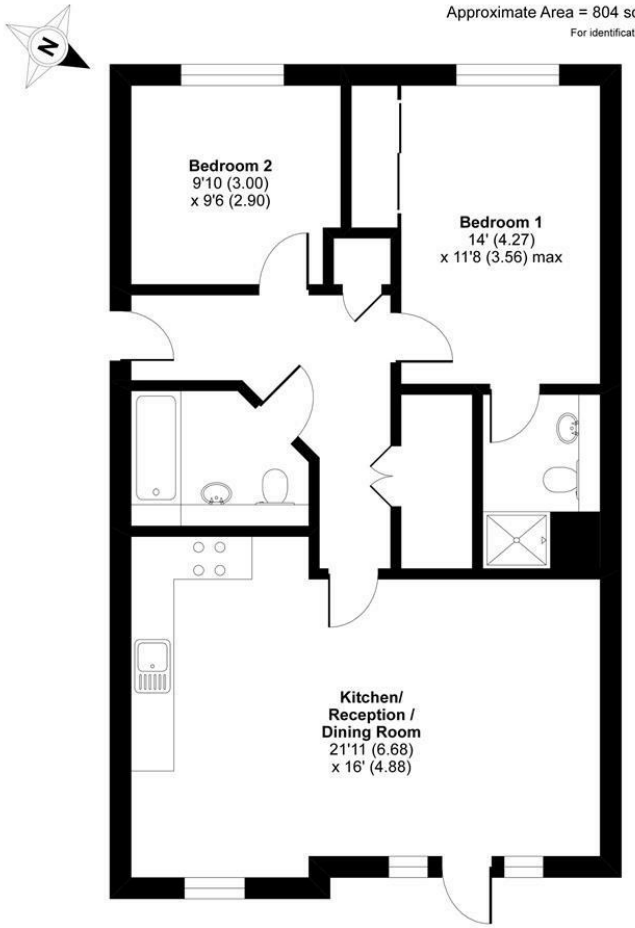
GROUND RENT:- £250 PER ANNUM

LEASE:- 950 YEARS REMAINING

# Broad Reach Mews, Shoreham-by-Sea

Approximate Area = 804 sq ft / 74.6 sq m

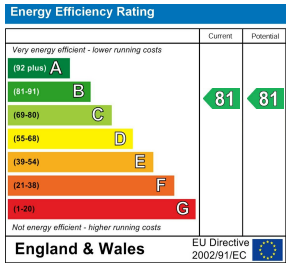
For identification only - Not to scale

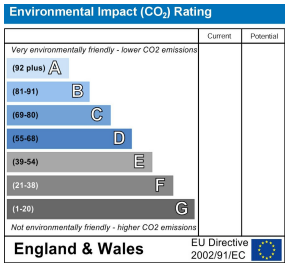



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 651622




**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

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