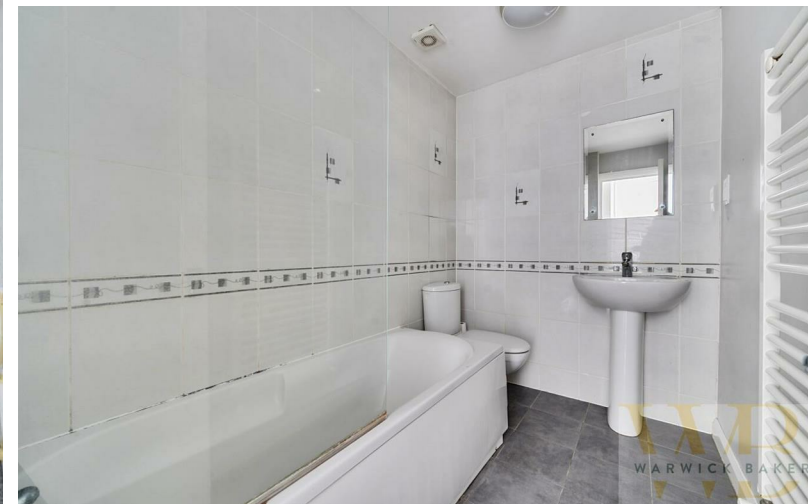




27a High Street | | Shoreham-By-Sea | BN43 5DD





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Offers In Excess Of £200,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL OPPORTUNITY TO ACQUIRE A RARELY AVAILABLE CONVERTED FLAT WITH BREATHTAKING RIVER VIEWS. NESTLED IN THE VIBRANT HEART OF SHOREHAM, THIS FLAT IS PERFECTLY SUITED FOR FIRST-TIME BUYERS OR INVESTORS LOOKING FOR A HIGH-POTENTIAL BUY-TO-LET PROPERTY. OCCUPYING THE FIRST FLOOR OF A CHARMING PERIOD BUILDING, THIS HOME FEATURES A WELCOMING ENTRANCE HALL, A SPACIOUS DOUBLE BEDROOM, AND A LIVING ROOM THAT BOASTS PANORAMIC RIVER VIEWS. THE MODERN KITCHEN AND BATHROOM ADD A TOUCH OF SOPHISTICATION AND COMFORT. WE ENCOURAGE YOU TO SCHEDULE AN INTERNAL VIEWING AT YOUR EARLIEST CONVENIENCE, AS THIS GEM IS SURE TO ATTRACT IMMEDIATE INTEREST. NO UPWARD CHAIN.

- ENTRANCE HALL
- MODERN BATHROOM
- NO UPWARD CHAIN
- DOUBLE BEDROOM
- RIVER VIEWS
- SOUTH FACING LOUNGE
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- IDEAL FOR BUY TO LET INVESTORS

## Part glazed front door leading to ENTRANCE HALL

7.5m in length, security door entryphone system, understairs storage cupboard.

Door off entrance hall to:

## LOUNGE

**13'11" x 13'1" (4.26 x 4.00)**

Double glazed windows to the rear having a favoured southerly aspect with direct views of the River Adur, glimpses of the English Channel, double panel radiator.

Doorway off lounge to:

## KITCHEN

**12'0" x 8'7" (3.67 x 2.62)**

Comprising stainless steel sink unit with mixer tap inset into wood effect roll edge worktop with cupboard under, built in integrated dishwasher to the side, tiled splash back, adjacent worktop with inset stainless steel 'DIPLOMAT' four ring electric hob with 'DIPLOMAT' electric oven under, drawers and cupboards to the side, tiled and stainless steel backsplash, stainless steel canopied extractor hood, matching wall units to the side with under counter lighting, wall mounted 'WORCESTER' gas fired combination boiler to the side,

further adjacent worktop with built in fridge and freezer under, space and plumbing for washing machine to the side, tiled splash back complemented by matching wall units over with under counter lighting, double glazed window to the side having an easterly aspect with direct views of the River Adur and the new footbridge, double glazed window to the rear having a favoured southerly aspect with direct views of the River Adur, views of the English Channel, tiled floor, spotlighting.

Door off entrance hall to:

## BEDROOM

**15'8" x 14'8" (4.79 x 4.48 )**

Into bay with double glazed windows to the front, double panel radiator.

Door off entrance hall to:

## BATHROOM

Being part tiled comprising panelled bath with mixer tap and separate shower attachment, glass shower screen, pedestal wash hand basin with contemporary style mixer tap, low level wc, tiled flooring, heated hand towel rail, extractor fan.

## OUTGOINGS

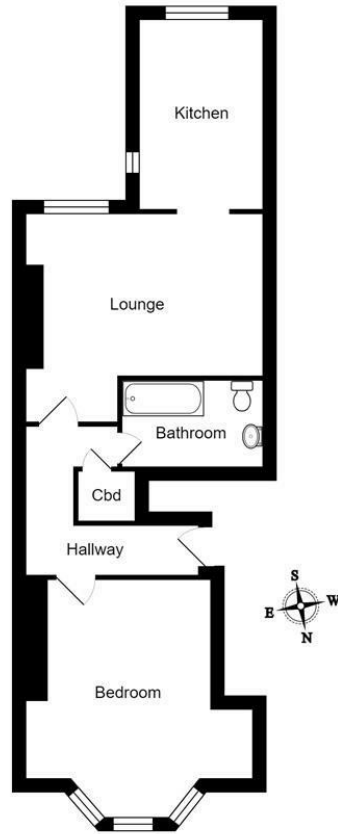
MAINTENANCE:- £250 per annum

GROUND RENT:- £50 per annum

BUILDING INSURANCE:- £516.93 PER ANNUM

LEASE:- 125 YEARS FROM 1st APRIL 2006





Total Area: 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup>

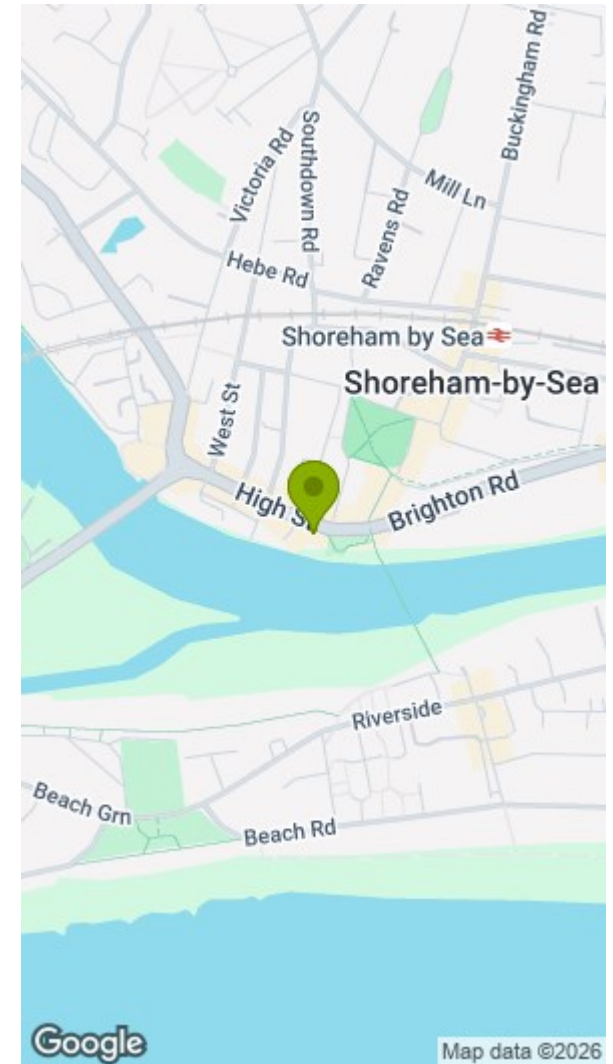
All measurements are approximate and for display purposes only.

**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
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E	66	72
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E	63	72
	(21-38) F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	