



Flat 3, The Old Refectory, 14 Southlands Way | | Shoreham-  
By-Sea | BN42 6AU



ESTATE AGENT



## Flat 3, The Old Refectory, 14 Southlands Way | | Shoreham-By-Sea | BN43 6AU

£299,999

\*\*\* OFFERS IN EXCESS OF £299,999 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATLY PRESENTED TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE, WITH PRIVATE PARKING SPACE.

THE PROPERTY IS WELL PROPORTIONED THROUGHOUT, WITH HIGH CEILINGS, AN OPEN-PLAN STYLE KITCHEN/FRONT ROOM, AND DOUBLE-GLAZED SASH WINDOWS.

BOTH BEDROOMS ARE LARGE DOUBLES, THE MAIN BENEFITS FROM OWN EN SUITE, THERE IS ALSO A SHOWER ROOM ON THE FIRST FLOOR.

- THE OLD REFRECTORY, SOUTHLANDS WAY
- IMMACULATLY PRESENTED
- VACANT POSSESSION
- CONVERTED SPLIT-LEVEL MAISONETTE
- 24'6 X 14'7 OPEN LIVING / DINING / KITCHEN
- CALL NOW TO VIEW 01273 461144
- TWO DOUBLE BEDROOMS
- 17'8 x 13'3 MASTER BEDROOM WITH VAULTED CEILING
- MASTER WITH EN-SUITE
- PARKING SPACE

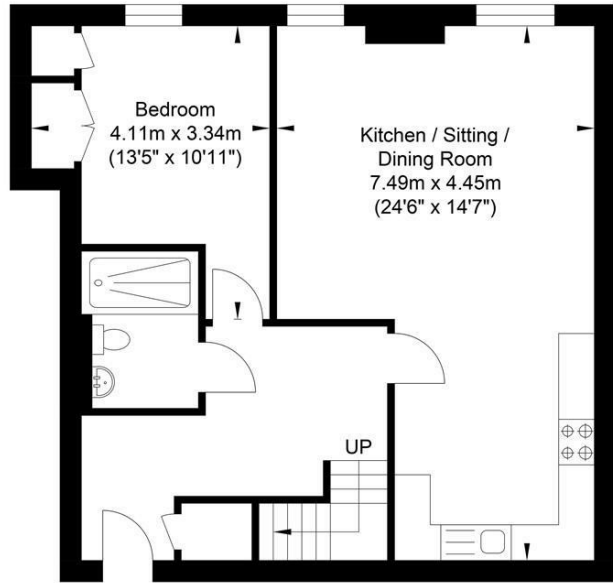
## OUTGOINGS

MAINTENANCE - £257.97 PER MONTH

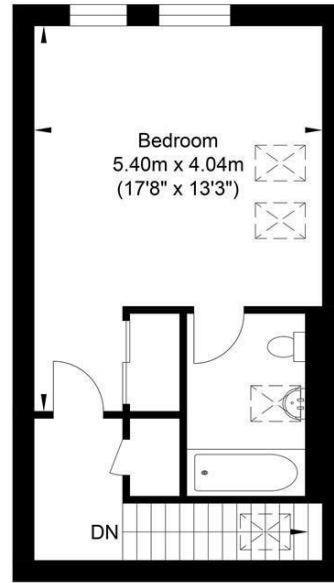
GROUND RENT - £369 PER ANNUM



# Southlands Way



First Floor  
Approximate Floor Area  
594.70 sq ft  
(55.25 sq m)

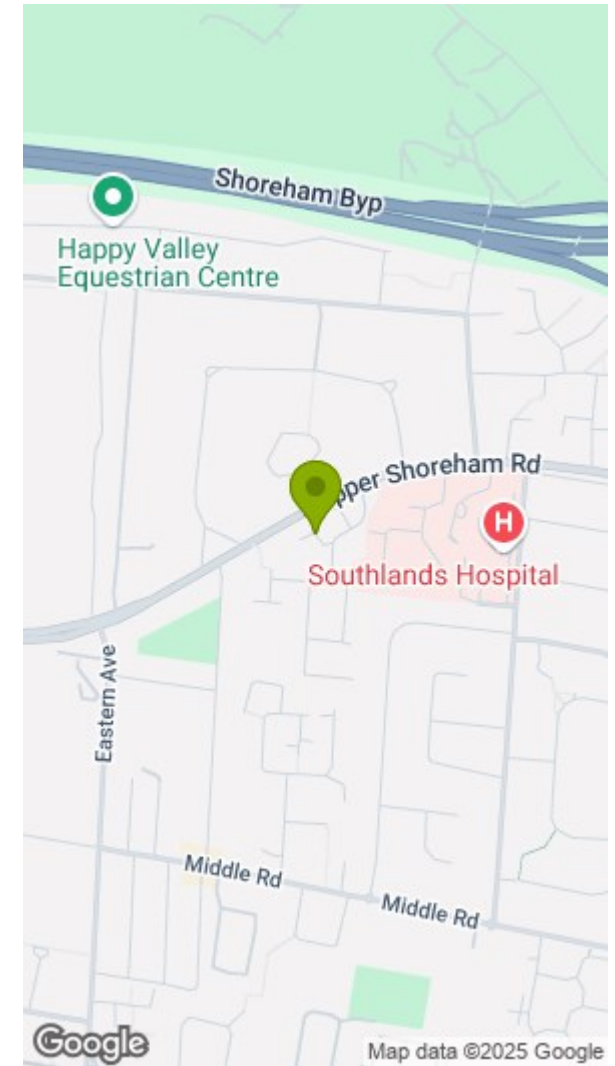


Second Floor  
Approximate Floor Area  
325.71 sq ft  
(30.26 sq m)



Approximate Gross Internal Area = 85.51 sq m / 920.41 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



### Disclaimer

\* These particulars are intended to give a fair and substantially correct 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>		
(55-68) <b>D</b>			(55-68) <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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	