9 Hastings Court Harbour Way | | Shoreham-By-Sea | BN43 5BG

WARWICK BAKER
ESTATE AGENT

9 Hastings Court Harbour Way | | Shoreham-By-Sea | BN43 5BG

£255,950

*** £255,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED TOP FLOOR APARTMENT IN SUSSEX WHARF.

LOCATED ON SHOREHAM BEACH THE PROPERTY HAS TWO DOUBLE BEDROOMS, MASTER WITH EN SUITE, 20'6 OPEN PLAN KITCHEN/LIVING/DINING ROOM, FAMILY BATHROOM AND PARKING.

OFFERED WITH NO CHAIN, VACANT - CALL NOW TO VIEW - 01273 461144

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 20'6 OPEN PLAN LIVING/DINING/KITCHEN
- SOUTHERLY ASPECT LIVING SPACE
- EN SUITE TO BEDRROM 1
- ALLOCATED PARKING
- NO ONWARD CHAIN - VACANT
- PLEASE CALL TO VIEW
- 01273 461144

COMMUNAL ENTRANCE
Entry phone system, stairs to Second Floor.

ENTRANCE HALL
Doors giving access to all rooms, storage cupboard.

LIVING / DINING / KITCHEN
20'6 x 13'6 (6.25m x 4.11m)
Open plan room with Southerly aspect windows.

Modern range of wall and base units, work surfaces, inset 4 ring hob, oven under, extractor over, inset sink unit, integrated appliances, space for appliances.

BEDROOM 1
16'7 x 10'08 (5.05m x 3.25m)
Southerly aspect window, fitted double wardrobe, door to

EN SUITE SHOWER
Walk in shower unit, vanity unit with inset wash hand basin, cupboards under, W.C.

BEDROOM 2
10'1 x 7' (3.07m x 2.13m)
Rear aspect window.

BATHROOM
Matching white suite, panel enclosed bath, vanity unit with inset wash hand basin, cupboards under, W.C. Rear aspect window.

OUTSIDE

PARKING
There is parking at the rear for one car. No: 291

LEASEHOLD - OUTGOINGS
LEASE HOLD - 107 YEARS REMAINING

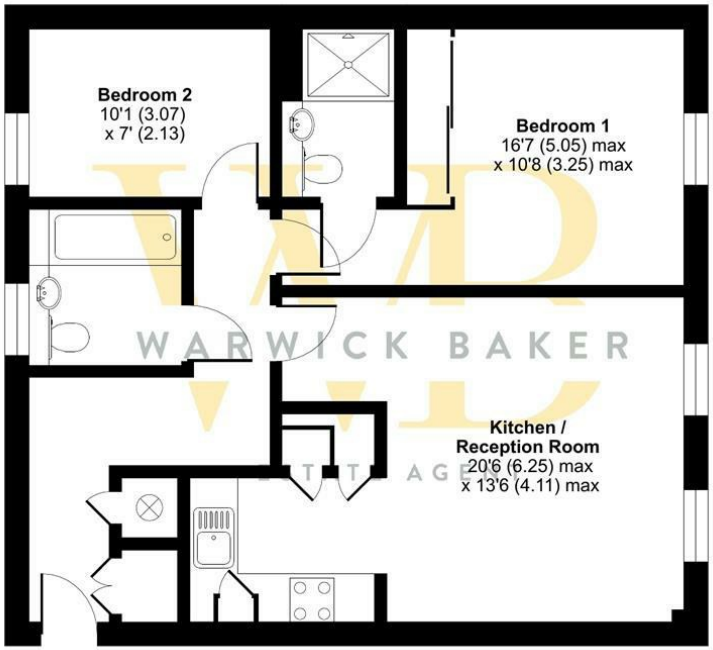
GROUND RENT - £150 PER ANNUM

MAINTENANCE - 01/01/2022 to 30/06/2022 and totals £988.10 / 01/07/2021 to 31/12/2021 and totals £930.46

Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 670 sq ft / 62.2 sq m

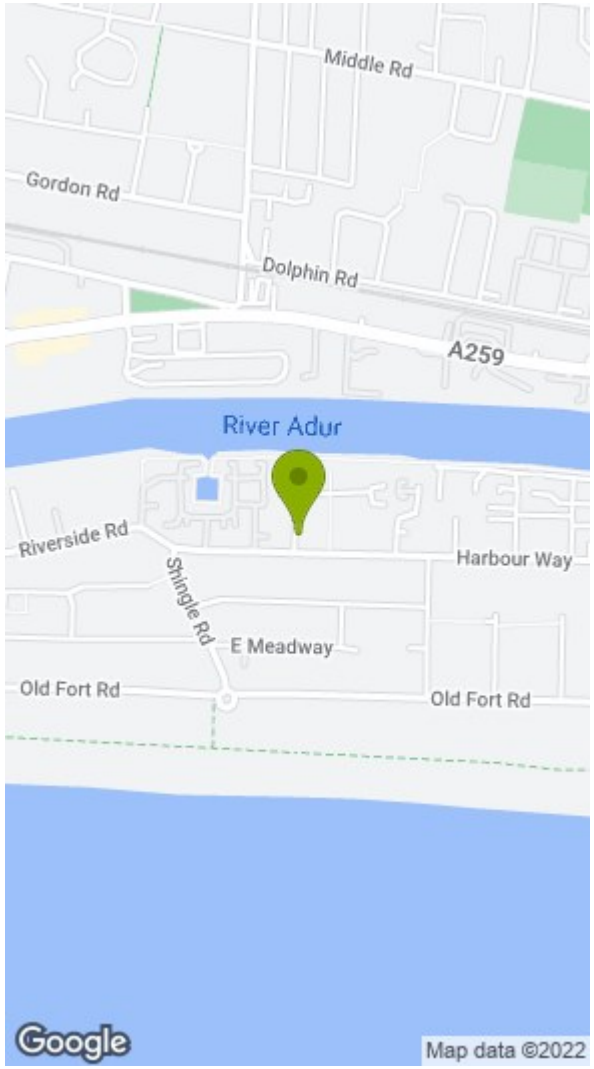
For identification only - Not to scale

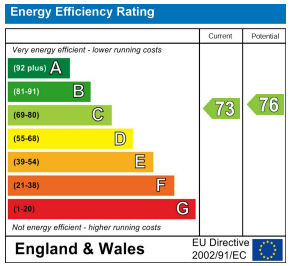


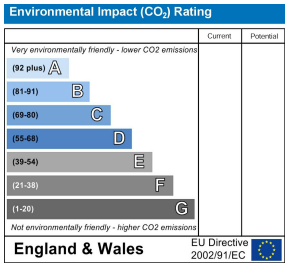
SECOND FLOOR

WARWICK BAKER ESTATE AGENT

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 872022







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