3, Ferrywaye Court Ferry Road | | Shoreham-By-Sea | BN43
5QE

WARWICK BAKER
ESTATE AGENT

3, Ferrywaye Court Ferry Road | | Shoreham-By-Sea | BN43 5SE

£179,995

*** £179,995 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST FLOOR PURPOSE BUIL FLAT. LOCATED WITHIN 100 METRES OF THE FORESHORE AND THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, ENTRANCE HALL, 16' WEST FACING LOUNGE, WEST FACING BALCONY WITH SEA VIEWS, 15' KITCHEN, DOUBLE BEDROOM, PART TILED BATHROOM AND RESIDENTS OFF ROAD PARKING AREA.

IN NEED OF UPDATING THROUGHOUT.

- PRIVATE STREET ENTRANCE
- ENTRANCE HALL
- 16' WEST FACING LOUNGE
- WEST FACING BALCONY WITH SEA VIEWS
- 15' KITCHEN
- DOUBLE BEDROOM
- PART TILED BATHROOM
- RESIDENTS OFF ROAD PARKING AREA
- IDEAL FOR BUY TO LET INVESTORS
- NO UPWARD CHAIN

PRIVATE STREET ENTRANCE
Part frosted double glazed front door leading to:

ENTRANCE HALL
14'9" x 8'10" (4.50 x 2.70)
Being ' L 'shaped, ' DIMPLEX ' night storage heater, door giving access to storage cupboard with shelving, door giving access to storage cupboard with hanging and shelving space.

Part security glazed door off entrance hall to:

LOUNGE
16'7" x 12'2" (5.08 x 3.72)
Double glazed window to the front having a westerly aspect, ' DIMPLEX ' night storage heater.

Sliding double glazed patio door off lounge to:

BALCONY
10'5" x 5'5" (3.18 x 1.66)
Having a westerly aspect, direct views of The English Channel, enclosed by wood balustrade.

Security glazed door off lounge to:

KITCHEN
15'10" x 6'8" (4.85 x 2.04)
Comprising stainless steel sink unit with mixer tap inset into worktop, storage cupboards under, tiled splash back, matching adjacent worktop with inset ' NEFF ' four ring electric hob, ' LAMONA ' electric oven under, drawers and cupboards to the side, space and plumbing for washing machine to the side, space for tall fridge/freezer to the side, double glazed window to the front having a westerly aspect, door giving access to airing cupboard housing pre-factory lagged hot water cylinder with fitted, cold water tank over.

Door off entrance hall to:

BEDROOM
13'8" x 11'6" (4.19 x 3.52)
Double glazed widows to the rear having an easterly aspect, ' DIMPLEX ' night storage heater, double doors to built in wardrobe with hanging and shelving space, door giving access to single wardrobe with hanging and shelving space.

Door off entrance hall to:

BATHROOM
Being part tiled, comprising bath with hot and cold taps, twin hand grips, built in shower with rainfall style shower head, shower rail and curtain, pedestal wash hand basin with hot and cold taps, low level wc, vinyl flooring, wall mounted ' DIMPLEX ' convector heater, extractor fan.

RESIDENTS OFF ROAD PARKING AREA

OUT GOINGS
MAINTENANCE:- £620.25 EVERY SIX MONTHS

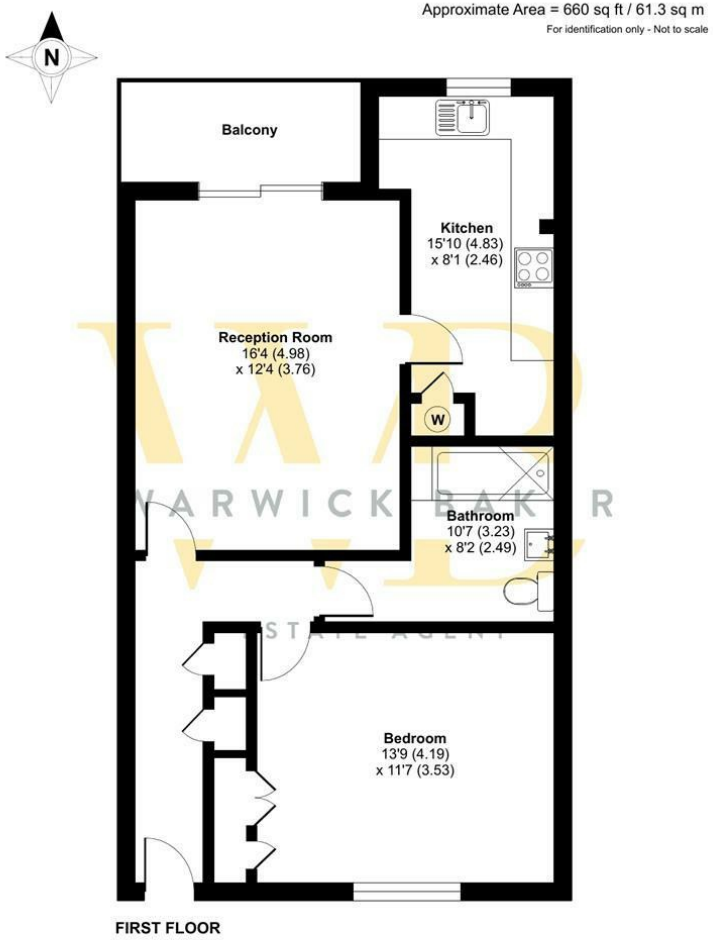
GROUND RENT:- NON-APPLICABLE

LEASE:- 99 YEARS FROM 25/12/1985 (NEW 999 YEAR LEASE WILL BE GRANTED IN 2024)

Ferry Road, BN43

Approximate Area = 660 sq ft / 61.3 sq m

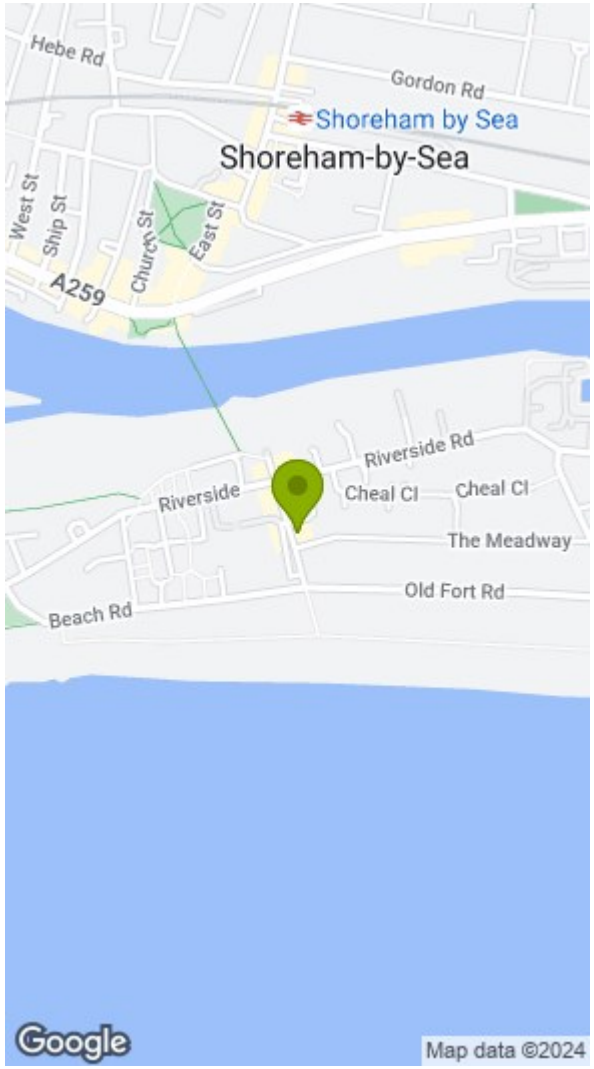
For identification only - Not to scale

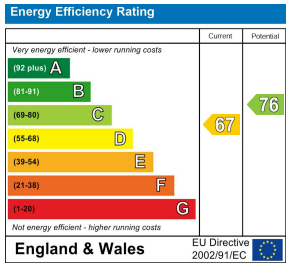


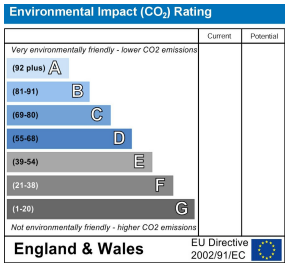
FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1106953







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