



17 Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43

PDF

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 17 Garland Point Sussex Wharf | | Shoreham-By-Sea | BN43 5PF

Offers In Excess Of £260,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SECOND FLOOR APARTMENT IN GARLAND POINT, SUSSEX WHARF.

SITUATED ON THE RIVER ADUR WITH STUNNING VIEWS OF SILVER SANDS AND BACK OVER EASTERLY TO BRIGHTON, THE PROPERTY HAS 2 DOUBLE BEDROOMS AND 2 BALCONIES OFF OF THE OPEN PLAN LIVING / DINING / KITCHEN AND BEDROOM ONE. GARLAND POINT ALSO OFFERS LIFT ACCESS TO ALL FLOORS.

VACANT AND NO CHAIN, CALL NOW TO VIEW - 01273 461144

- GARLAND POINT
- TWO BALCONIES
- CALL NOW TO VIEW
- STUNNING VIEWS
- LIFT ACCESS TO ALL FLOORS
- 01273 461144
- TWO DOUBLE BEDROOMS
- VACANT, NO CHAIN
- 26' 5" OPEN PALN RECEPTION ROOM
- ALLOCATED PARKING

## COMMUNAL ENTRANCE

Lift or Stairs to the Second Floor.

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards

## LIVING / DINING / KITCHEN

26' 5" x 10' 2" (7.92m 1.52m x 3.05m 0.61m )

Range of wall and base units, work surfaces, inset hob, oven under, extractor, inset sink unit, integrated alliances. Open plan room with stunning views of the River Adur, sliding doors to balcony.

## BEDROOM ONE

13' 2" x 12' 4" (3.96m 0.61m x 3.66m 1.22m)

Stunning views of the River Adur, sliding patio doors to balcony, fitted wardrobes, door to

## EN SUITE

Matching suite, shower cubicle, wash hand basin, W.C.

## BEDROOM TWO

14' 1" x 7' 9" (4.27m 0.30m x 2.13m 2.74m)

Window over looking the River Adur, fitted wardrobes.

## BATHROOM

Matching suite, panel enclosed bath, wash hand basin, W.C.

## PARKING

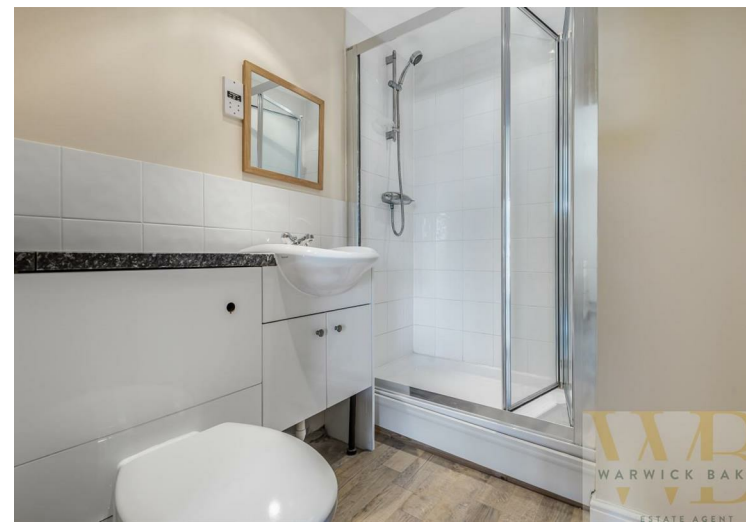
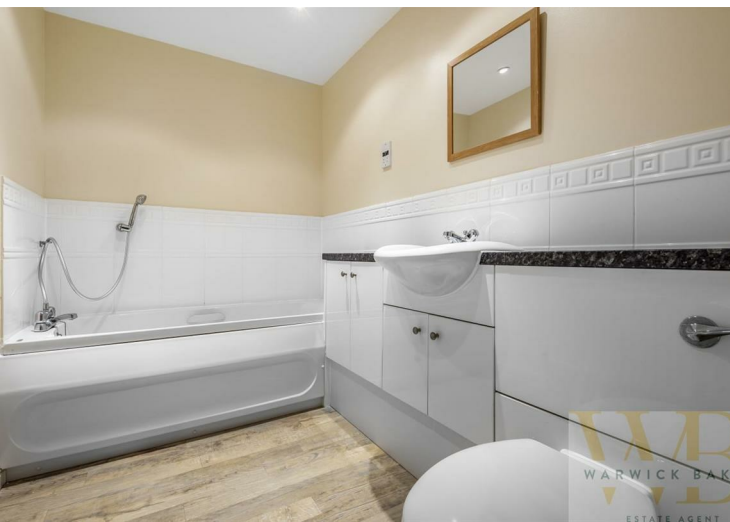
There is allocated parking for one car.

## LEASEHOLD - OUTGOINGS

MAINTENANCE:- £2000 per annum

GROUND RENT:- £150 per annum

LEASE - 107 YEARS REMAINING - 125 years from 1 June 2005

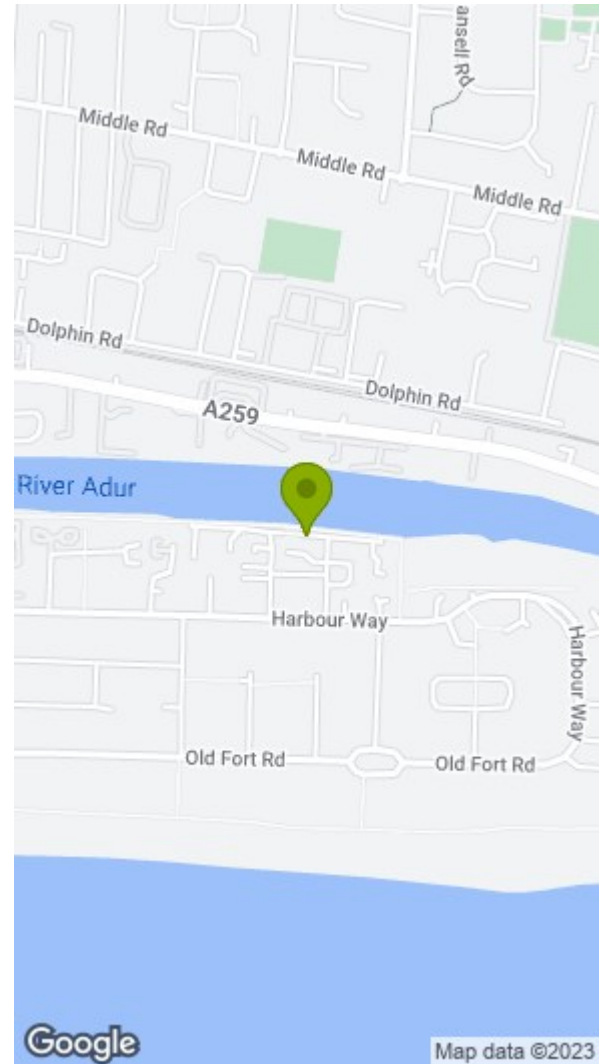


# Garland Point, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 775 sq ft / 72 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 903144



## 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	