



12 Quay Court, 201 Harbour Way | | Shoreham-By-Sea | BN43

£117





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£299,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SPLIT-LEVEL FLAT. OCCUPYING PART OF THE SECOND FLOOR OF A PURPOSE BUILT BLOCK. LOCATED WITHIN 500 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, 17' SOUTH FACING LOUNGE, MODERN KITCHEN, PART TILED BATHROOM, RESIDENTS OFF ROAD PARKING, GARAGE IN COMPOUND AND RESIDENTS GARDEN AREA. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- 2 DOUBLE BEDROOMS
- 17' DUAL ASPECT LOUNGE WITH RIVER VIEWS
- MODERN KITCHEN
- MODERN SHOWER ROOM
- 16' GARAGE
- RESIDENTS GARDEN
- RESIDENTS OFF ROAD PARKING

Front door leading to:

### **ENTRANCE HALL**

**9'4" in length (2.86 in length)**

Built in double sliding doored storage cupboard with hanging and shelving space, housing electric meter, single panel radiator.

Sliding door off entrance hall to:

### **LOUNGE**

**17'10" x 13'5" (5.44 x 4.11)**

Having a dual aspect, tilt and turn double glazed windows to the front having an easterly aspect, having direct views of The River Adur and The South Downs, double glazed window to the side having direct views of The River Adur and The South Downs, two single panel radiators.

Door off entrance hall to:

### **KITCHEN**

**11'11" x 6'11" (3.65 x 2.13)**

Comprising UPVC sink unit into granite effect work top, storage cupboards under, tiled splash back, matching adjacent granite effect worktop with inset four ring electric hob, electric oven under, drawers and storage cupboards under, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over with under counter lighting, larder style storage cupboard to the side with shelving housing gas meter,

further adjacent matching granite effect work top with range of drawers and storage cupboards under, built in integrated fridge, built in integrated freezer, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall unit over with under counter lighting, vinyl flooring, double glazed window to the front having direct views of The River Adur and The South Downs, spotlighting.

Stairs with handrail up from entrance hall to:

### **LANDING**

**6'11" in length (2.11 in length)**

Door off landing to:

### **BEDROOM 1**

**16'1" x 11'8" (4.91 x 3.57)**

Tilt and turn double glazed windows to the side having direct views of The River Adur and The South Downs, built in storage cupboard with slatted shelving, built in double sliding mirrored doored wardrobe with hanging and shelving space, further built in sliding doored wardrobe with hanging and shelving space, double panelled radiator.

Door off landing to:

### **BEDROOM 2**

Tilt and turn double glazed window to the side having a westerly aspect having direct views of The River Adur and The South Downs, sliding mirrored doored wardrobe with hanging and shelving space, double panelled radiator.

Door off landing to:

### **SHOWER ROOM**

Being fully tiled, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, heated hand towel rail, frosted double glazed window, spotlighting, step in fully tiled shower cubicle with built in shower with separate shower attachment, glass shower door.

### **GARAGE No: 12**

**16'4" x 7'9" (4.99 x 2.38)**

With up and over door, built in double doored storage cupboard.

There are six electrical car charging points to the front of the building.

### **OUTGOINGS**

MAINTENANCE:- £150 PER MONTH ( INCLUDES BUILDING INSURANCE

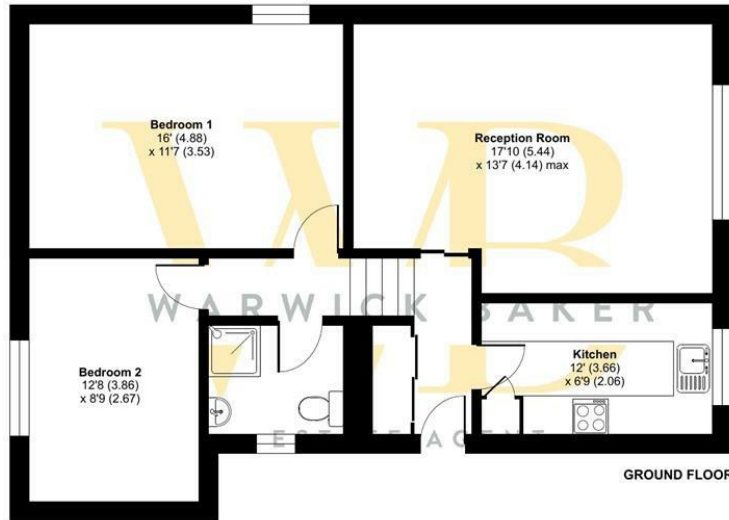
GROUND RENT:- NON-APPLICABLE

LEASE:- 999 YEARS FROM 27/05/2015



# Quay Court, Harbour Way, Shoreham-by-Sea, BN43

Approximate Area = 788 sq ft / 73.2 sq m  
For identification only - Not to scale



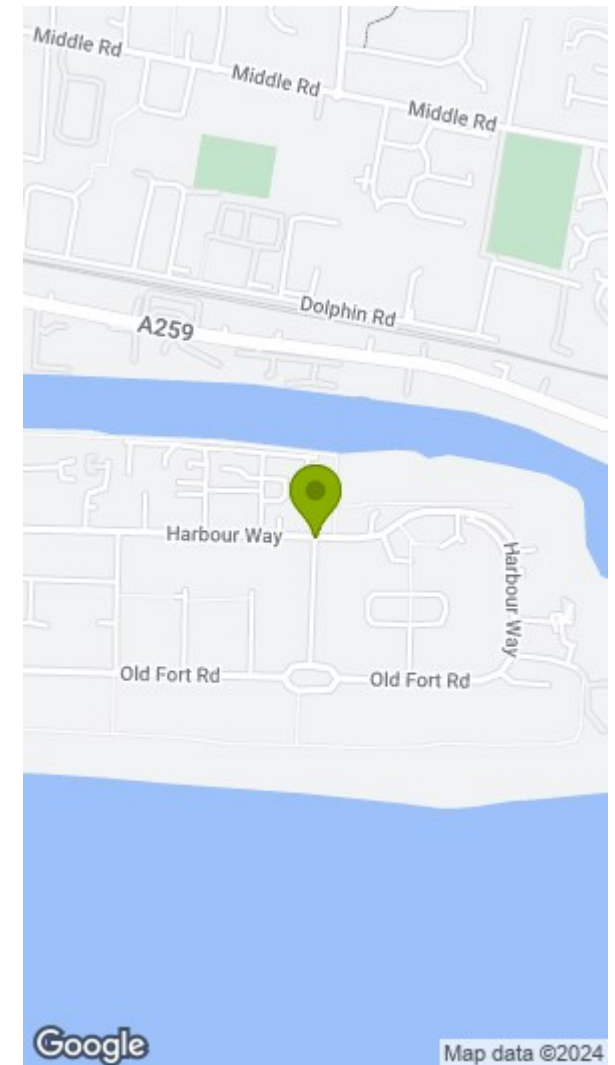
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1059972

## 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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