



FFF 19 Swanborough Court New Road | | Shoreham-By-Sea
BN14 6D7





FFF 19 Swanborough Court New Road | | Shoreham-By-Sea | BN43 6RZ

£219,950

*** OFFERS IN EXCESS OF £219,950 ***

OPEN HOUSE SATURDAY 21ST 10AM-12PM - CALL NOW TO BOOK A SLOT 01273 461144

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 2 BEDROOM FIRST FLOOR APARTMENT IN THE TOWN CENTRE WITH PARKING.

NO CHAIN

N.B - THERE IS A SECTION 20 NOTICE ON THIS PROPERTY. MAINTENANCE WORKS DUE.

- FIRST FLOOR APARTMENT
- MODERN KITCHEN
- 01273 461144
- 2 DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- 15'8 LIVING / DINING ROOM
- TRIPLE ASPECT
- PARKING
- CALL NOW TO VIEW

COMMUNAL ENTRANCE

Stairs turning and rising to the First Floor.

ENTRANCE HALL

Doors giving access to both Bedrooms, Bathroom and Living Room.

LIVING / DINING ROOM

15'8 x 13'8 (4.78m x 4.17m)

Southerly and Easterly aspect windows, doors to

KITCHEN

8'10 x 8'6 (2.69m x 2.59m)

Modern kitchen, wall and base level units, inset sink and drainer unit, inset hob, oven under extractor over, space for appliances, double glazed window with views.

BEDROOM 1

12'11 x 11'7 (3.94m x 3.53m)

Double glazed bay window with views

BEDROOM 2

10'3 x 8'10 (3.12m x 2.69m)

Southerly aspect double glazed window.

BATHROOM

Matching white suite, panel enclosed bath with shower over, wash hand basin, W.C. Double glazed obscure glass window.

PARKING

There is an allocated covered parking space for one car.

SHARE OF FREEHOLD

LEASE LENGTH - APROX 198 YEARS REMAINING

MAINTENANCE:- APROX £625 EVERY SIX MONTHS

GROUND RENT - n/a

N.B - SECTION 20 NOITICE

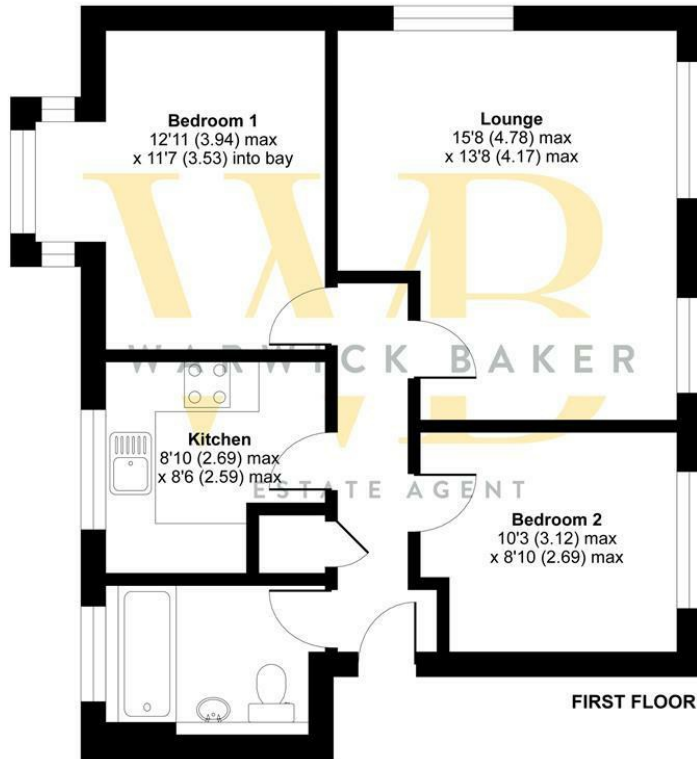
THERE ARE MAINTENANCE WORKS DUE ON THE BUILDING

A section 20 notice (S20) is a notice to tell you that we intend to carry out work or provide a service that leaseholders will have to pay towards.

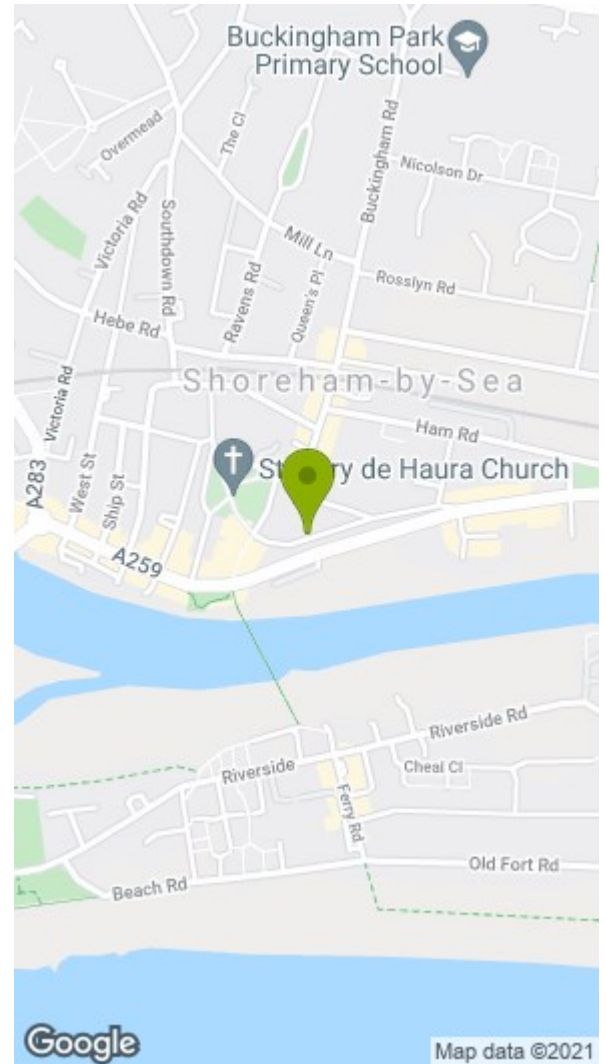


New Road, Shoreham-by-Sea, BN43

Approximate Area = 615 sq ft / 57.1 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 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 704710



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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