



Flat 2, Dovecote Mews Chanctonbury Drive | | Shoreham-By-Sea BN42 5EG





Flat 2, Dovecote Mews Chanctonbury Drive | | Shoreham-By-Sea | BN43 5FS

£160,000

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS APARTMENT, FORMING PART OF THE GROUND FLOOR OF THIS CONVERTED MODERN BUILDING. THE FLAT IS LOCATED IN NORTH SHOREHAM, CLOSE TO BUCKINGHAM PARK AND WITHIN 1 MILE OF SHOREHAM MAINLINE RAILWAY STATION ( LONDON - VICTORIA 80 MINUTES ). THE FLAT BENEFITS FROM ENTRANCE HALL, DUAL ASPECT LOUNGE, DUAL ASPECT BEDROOM, KITCHEN, SHOWER ROOM AND COMMUNAL GARDENS. NO UPWARD CHAIN.

- ENTRANCE HALL
- SHOWER ROOM
- NO UPWARD CHAIN

- DUAL ASPECT LOUNGE
- COMMUNAL GARDENS

- DUAL ASPECT BEDROOM
- IDEAL FOR FIRST TIME BUYER

- KITCHEN
- IDEAL FOR BUY TO LET INVESTORS

Front door leading to:

### **ENTRANCE HALL**

**9'3" in length (2.83 in length)**

Door giving access to storage cupboard with hanging rail.

Opening off entrance hall to:

### **LOUNGE**

**12'8" x 10'3" (3.88 x 3.13)**

Being ' L ' shaped, having a dual aspect, double glazed window to the front having a westerly aspect, double window to the side having a favoured southerly aspect, double panelled radiator.

Door off entrance hall to:

### **KITCHEN**

**10'4" x 5'10" (3.15 x 1.80)**

Comprising stainless steel sink unit with mixer tap inset into wood worktop, storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, ' WORCESTER ' gas fired combination boiler over, adjacent matching wood worktop with inset electric hob, built in ' HOOVER ' electric oven under, drawer and cupboard to either side, tray space to the side, tiled splash back, complimented by matching wall units over,

stainless steel canopied extractor hood, space for tall fridge/freezer to the side, double panelled radiator, tiled flooring, double panelled radiator, double glazed window to the front having a favoured southerly aspect, spot lighting, extractor fan.

Door off entrance hall to:

### **BEDROOM**

**9'10" x 9'1" (3.00 x 2.78)**

Having a dual aspect, double glazed window to the side having a favoured southerly aspect, double glazed window to the rear having an easterly aspect.

Door off entrance hall to:

### **SHOWER ROOM**

Being part wood panelled to dado height, low level wc, corner wash hand basin with hot and cold taps, heated hand towel rail, tiled flooring, frosted glazed window, spot lighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, twin sliding shower doors.

### **OUTGOINGS**

SHARE OF FREEHOLD

MAINTENANCE:- £293 PER ANNUM

GROUND RENT:- £50 PER ANNUM

LEASE:- 125 YEARS FROM 25/12/2003



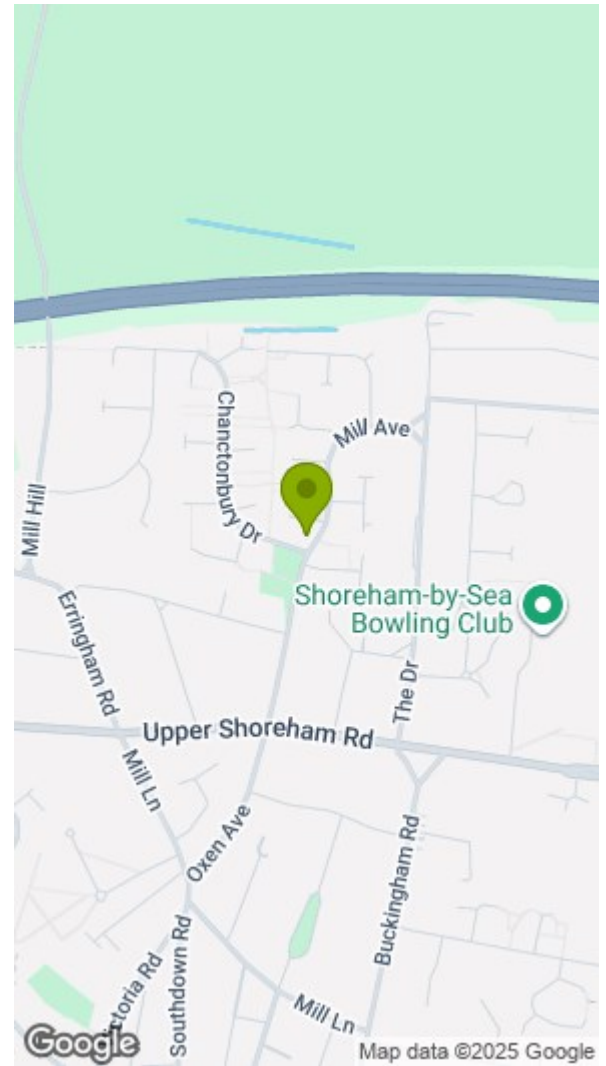
# Chanctonbury Drive, Shoreham-by-Sea, BN43

Approximate Area = 341 sq ft / 31.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1309797



## 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> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	64		74
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	