FLAT 1, 7-9 Brunswick Road | | Shoreham By Sea | BN43 5WA

WARWICK BAKER
ESTATE AGENT

FLAT 1, 7-9 Brunswick Road | | Shoreham By Sea | BN43 5WA

£125,000

*** £120,000 ***

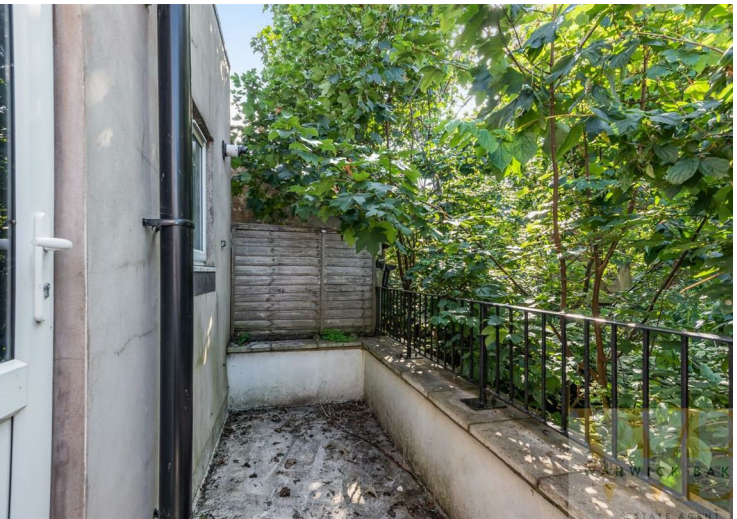
Warwick Baker Estate Agents are delighted to offer this first floor converted STUDIO FLAT situated in the heart of the town centre close to the main post office and within walking distance to Shoreham main line railway station, comprising: studio room/kitchen, bathroom and communal roof terrace. Internal viewing highly recommended by the vendor's sole agent. Cash buyers only.

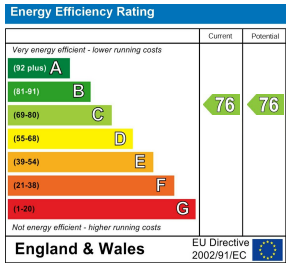
Front Door Leading To ENTRANCE HALL
6' 6" in length. Door off entrance hall to:

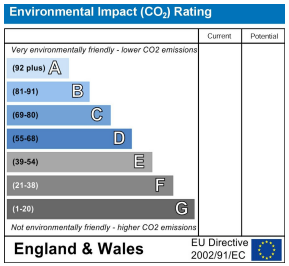
STUDIO ROOM
14'6" x 14'0" (4.42 x 4.27)
L shaped, double glazed windows to the front having an easterly aspect, double panel radiator, security door entryphone system, door giving access to storage cupboard. KITCHEN AREA comprising Limona four ring halogen hob inset into granite effect roll edge worktop with Limona electric oven under, cupboard to either side, tiled splashback, complemented by matching wall units over, stainless steel canopied extractor hood, adjacent worktop with inset stainless steel sink unit with mixer tap, drawers and cupboard under, tiled splashback, matching wall units over. Door off studio room to:

BATHROOM
part tiled comprising panelled bath with mixer tap and separate shower attachment, vanity unit with inset wash hand basin with contemporary style mixer tap, tiled splashback, double door storage cupboards under, low level wc, heated hand towel rail, double glazed windows, extractor fan. Door giving access to airing cupboard with wall mounted gas fired combination boiler. Part glazed door off entrance hall to:

ROOF TERRACE
11'0" x 4'0" (3.35 x 1.22)
having a westerly aspect.







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

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