6, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43 5BU

WARWICK BAKER
ESTATE AGENT

6, Bonaventure Sussex Wharf | | Shoreham-By-Sea | BN43 5BH

£219,950

*** £219,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE FIRST FLOOR PURPOSE BUILT FLAT BUILT CIRCA. 2007. THE FLAT BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 15' LOUNGE WITH DIRECT RIVER VIEWS, DOUBLE BEDROOM WITH RIVER VIEWS, MODERN KITCHEN, BALCONY WITH DIRECT RIVER VIEWS, MODERN BATHROOM AND ALLOCATED PARKING SPACE.

INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

NO ONWARD CHAIN.

- BALCONY WITH RIVER VIEWS
- BEDROOM WITH RIVER VIEWS
- CALL NOW TO VIEW
- ENTRY PHONE SYSTEM
- MODERN BATHROOM
- 01273 461144
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- 15' LOUNGE WITH RIVER VIEWS
- IDEAL FOR BUY TO LET INVESTORS

Front door leading to:

ENTRANCE HALL
12'9" in length (3.91 in length)
Security door entry phone system, single panel radiator with cover, LED downlighting, door giving access to walk in storage cupboard with shelving, door giving access to airing cupboard housing ' MEGAFLO ' pressurised hot water cylinder.

Door off entrance hall to:

LOUNGE
15'9" x 10'1" (4.81 x 3.09)
Double glazed window with plantation style shuttering to the front with direct views of The River Adur and The South Downs, two single panel radiators with independent thermostats, ' KARNDEAN ' style flooring.

Sliding double glazed patio door off lounge to:

BALCONY
7'4" x 4'1" (2.25 x 1.27)
Laid to wood decking with steel balustrade and wood handrail, with direct veiws of The River Adur and The South Downs.

Opening off lounge to:

KITCHEN
10'0" x 6'11" (3.07 x 2.13)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect work top, storage cupboards under, built in ' BOSCH 'washer/dryer to the side, tiled splash back, matching adjacent work top with inset stainless steel gas four ring hob, ' BOSCH ' electric oven under, storage cupboard to the side, built in integrated ' BOSCH ' dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, built in ' BOSCH ' extractor fan, storage cupboard housing ' VIESSMANN ' gas fired boiler, further adjacent matching granite effect work top to the side, range of drawers and storage cupboard under, tiled splash back, complimented by matching wall units over with under counter lighting, built in ' BOSCH ' fridge/freezer to the side, vinyl tiled flooring, LED downlighting, clean air extraction system.

Door off entrance hall to:

BEDROOM
11'0" x 9'6" (3.37 x 2.91)
Being ' L ' shaped, double glazed window with plantation style shuttering to the front with direct views of The River Adur and The South Downs, single panel radiator with independent thermostat.

Door off entrance hall to:

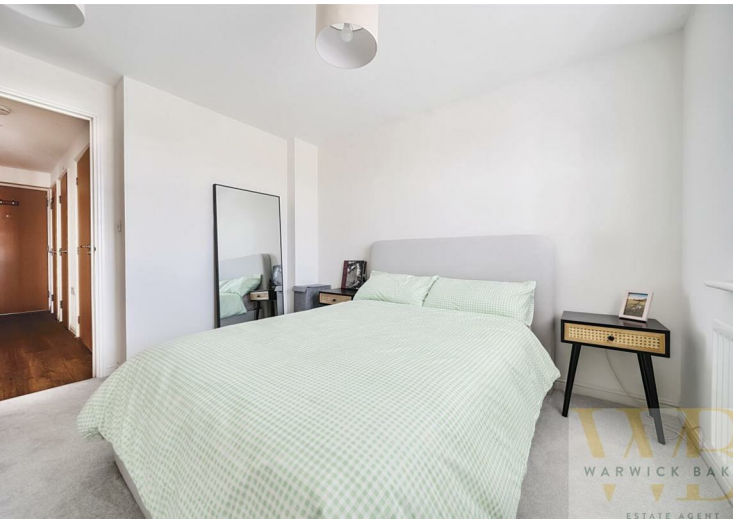
BATHROOM
Being part tiled, comprising panel bath with twin hand grips, built in shower with separate shower attachment, shower rail and curtain, built in sink unit with mixer tap, storage cupboards below, granite effect work top, low level wc under, single panel radiator, vinyl flooring, LED down lighting, extractor fan.

ALLOCATED PARKING SPACE
No: 74

OUTGOINGS
MAINTENANCE:- £711.59 EVERY SIX MONTHS

GROUND RENT:- £150 PER ANNUM

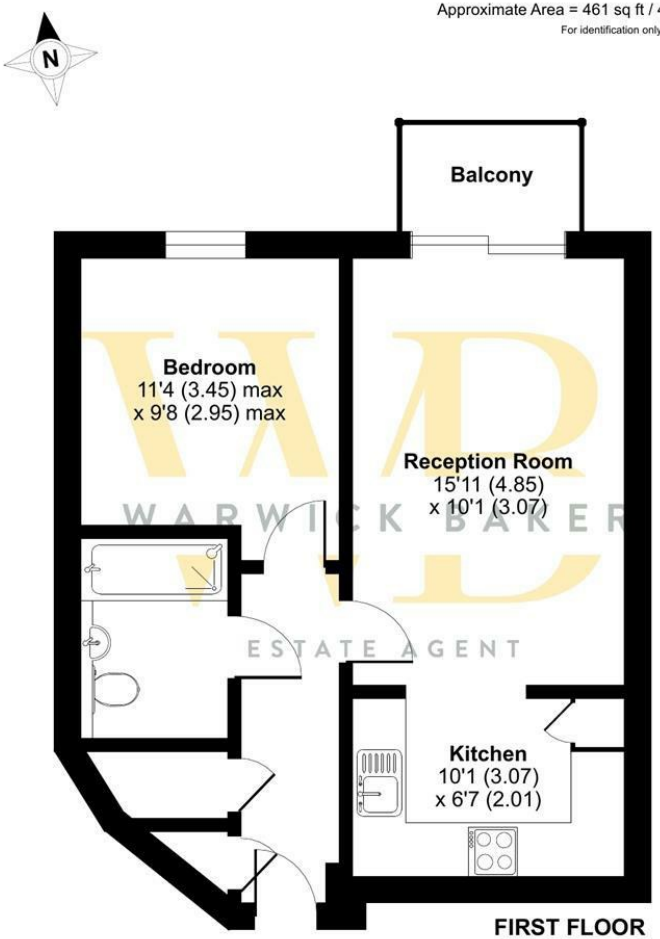
LEASE:- 106 YEARS REMAINING



Bonaventure, Sussex Wharf, Shoreham-by-Sea, BN43

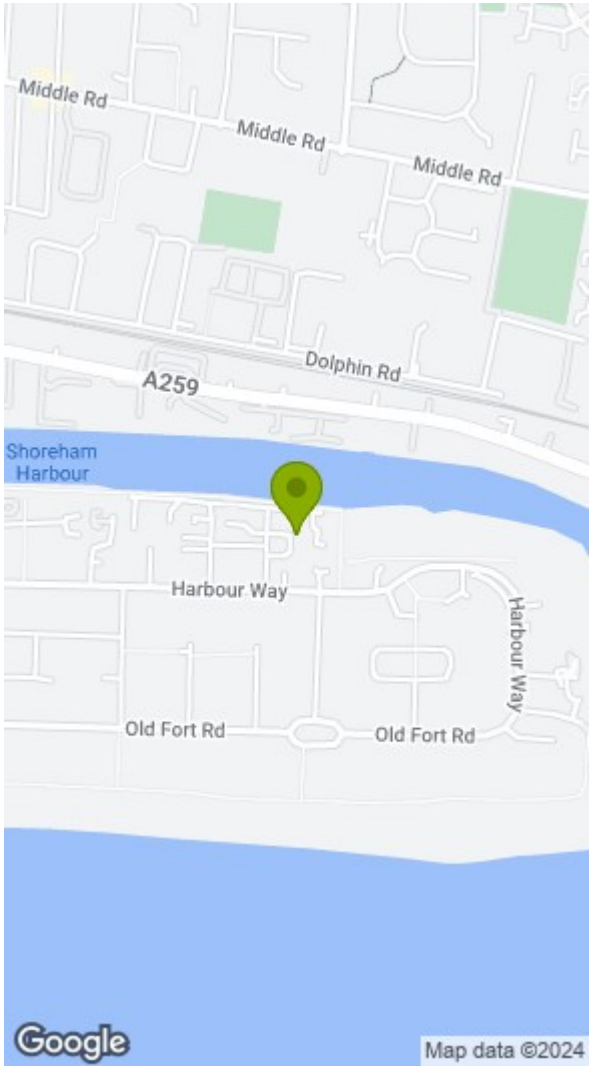
Approximate Area = 461 sq ft / 42.8 sq m

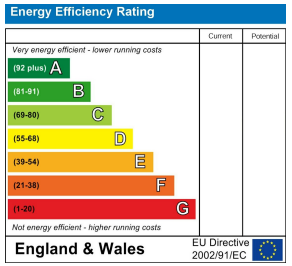
For identification only - Not to scale

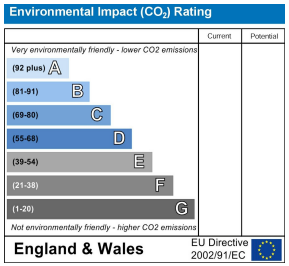


WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Warwick Baker Estate Agent Ltd. REF: 1122329







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