



2 Newport Sussex Wharf | | Shoreham-By-Sea | BN43 5BJ





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£254,950

\*\*\* £254,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS GROUND FLOOR APARTMENT ON THE RIVER ADUR.

THE PROPERTY CONSISTS OF 20'11 OPEN PLAN LIVING / DINING / KITCHEN WITH BALCONY AND RIVER VIEWS, TWO DOUBLE BEDROOMS, MASTER WITH EN SUITE AND BALCONY WITH RIVER VIEWS, BATHROOM AND OFF ROAD PARKING.

OFFERED WITH NO CHAIN.

PLEASE CALL TO VIEW - 01273 461144

- GROUND FLOOR APARTMENT
- TWO BALCONIES
- CALL NOW TO VIEW
- TWO DOUBLE BEDROOMS
- RIVER VIEWS
- 01273 461144
- EN SUITE TO MASTER
- ALLOCATED PARKING
- 20'11 x 12'1 OPEN PLAN LIVING / KITCHEN
- NO CHAIN

## COMMUNAL ENTRANCE

Entry phone system, door to

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards

## KITCHEN / LIVING / DINING ROOM

20'11 x 12'1 (6.10m'3.35m x 3.66m'0.30m)

Open plan room, modern extensive range of wall and base units, work surfaces, inset 4 ring hob, inset sink unit, integrated appliances. French patio doors leading out onto a balcony with views of the River Adur.

## BEDROOM 1

13'3 x 8'6 (3.96m'0.91m x 2.44m'1.83m)

French patio doors leading out onto a balcony with views of the River Adur, built in double wardrobes, door to

## EN SUITE

Walk in shower cubicle, vanity unit with inset wash hand basin, low level W.C.

## BEDROOM 2

11'3 x 8'8 (3.43m x 2.64m)

Front aspect window with views of the River Adur.

## BATHROOM

Panel enclosed bath, vanity unit with inset wash hand basin, low level W.C.

## OUTSIDE

## PARKING

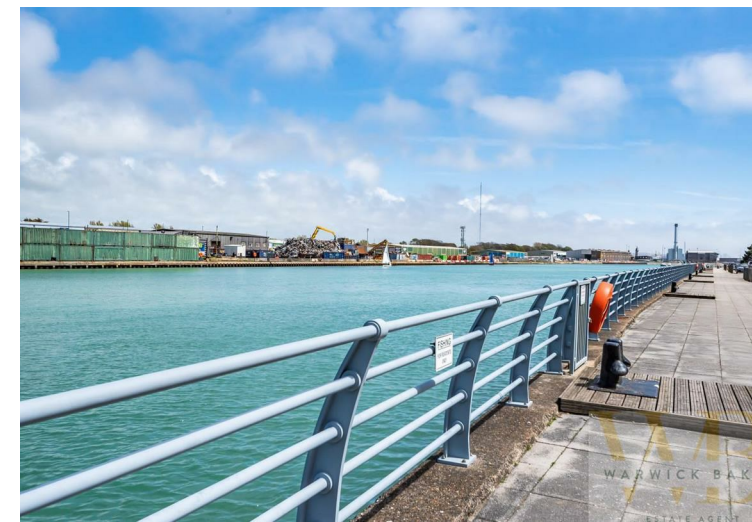
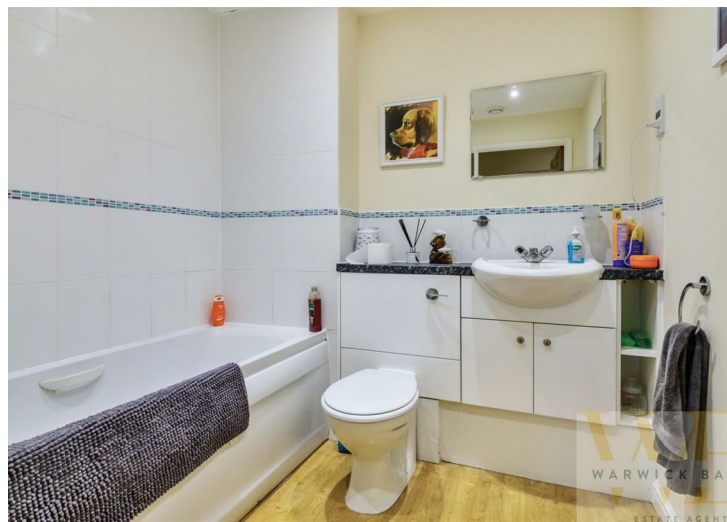
Allocated parking for one car.

## OUTGOINGS

LEASEHOLD - 125 years from 1 June 2005 - 107 YEARS

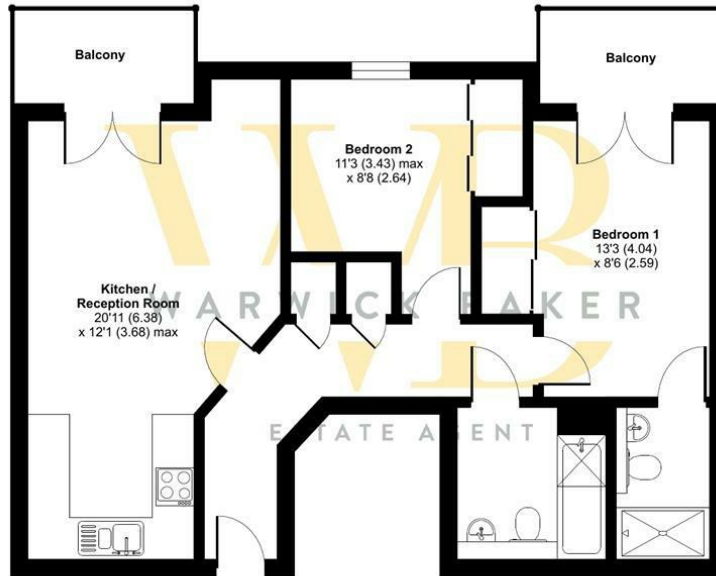
MAINTENANCE - £1650 APROX PER ANNUM

GROUND RENT - £150.00



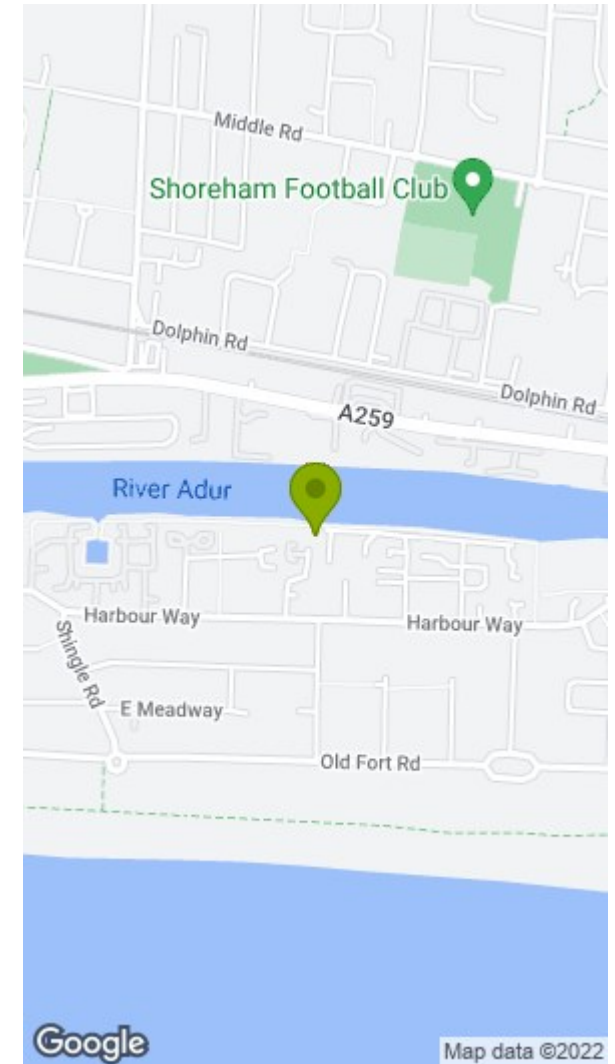
# Newport, Sussex Wharf, Shoreham-by-Sea, BN43

Approximate Area = 660 sq ft / 61.3 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 888097



## 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(54-68) D				(54-68) 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	74	79	England & Wales	EU Directive 2002/91/EC		