



7 Surry House 388 Brighton Road | | Shoreham | BN43 6RE





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£159,500

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PENTHOUSE APARTMENT WITH RIVER VIEWS !!

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS PENTHOUSE FLAT FORMING THE WHOLE OF THE THIRD FLOOR OF THIS CONVERTED BUILDING. THE FLAT BENEFITS FROM ENTRY PHONE SYSTEM, ENTRANCE HALL, SOUTH FACING LOUNGE, DOUBLE BEDROOM, MODERN KITCHEN, MODERN BATHROOM AND 2 JULIET BALCONIES. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET LANDLORDS. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 2 BALCONIES WITH RIVER VIEWS
- ENTRANCE HALL
- DOUBLE BEDROOM
- SOUTH FACING LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- ENTRY PHONE SYSTEM
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR BUY TO LET LANDLORDS
- NO UPWARD CHAIN

FRONT DOOR leading to ENTRANCE HALL

9'9 in length (2.97m in length)
Hardwood flooring.

Door off entrance hall to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

15'6 x 12'6 (4.72m x 3.81m)

Two double panel radiators, hardwood flooring, French doors to the front having a favoured southerly aspect with views of the River Adur and glimpses of the English Chanel leading onto Juliet balcony.

JULIET BALCONY

4'9 x 3'3 (1.45m x 0.99m)

Enclosed by iron ballustrade having a favoured southerly aspect, views of the River Adur and the English Chanel and along the coast to Brighton.

KITCHEN AREA

8' x 7'6 (2.44m x 2.29m)

Comprising stainless steel sink unit with mixer tap inset into granite effect

roll edge worktop with drawer and cupboards under, space and plumbing for washing machine to the side, tiled splashback, adjacent roll edge work top with inset "Baumatic" stainless steel gas four ring hob with electric oven under, cupboard to the side, space for fridge/freezer to the side, tiled splashback complimented by matching range of wall units over, glass and stainless steel canopied extractor over, hardwood flooring, window to the rear with downland views, security door entry phone system.

Door off entrance hall to:

BEDROOM

11'9 x 11'6 (3.58m x 3.51m)

Double panel radiator, french doors to the front having a favoured southerly aspect with views of the River Adur and the English Chanel leading onto:

JULIET BALCONY

4'9 x 3'3 (1.45m x 0.99m)

Enclosed by iron ballustrade having a favoured southerly aspect with direct views of the River Adur, English

Chanel and along the coast to Brighton.

Door off entrance hall to:

BATHROOM

Comprising panelled bath with contemporary style taps, built in shower and separate shower attachment, tiled splash back, glass shower screen, pedestal wash hand basin, contemporary style mixer taps, tiled splash back, low level w.c., heated hand towel rail, spotlighting, extractor fan, tiled flooring.

GROUND RENT

£200.00 PER ANNUM

OUTGOINGS

MAINTENANCE:- £929 PER ANNUM APPROX

LEASE

APPROXIMATELY 100 YEARS REMAINING





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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 ₂) Rating	
Current	Potential	Current	Potential
	74	78	80
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	