



Flat 4, 42 New Road | | Shoreham-By-Sea | BN43 6RA

WB
WARWICK BAKER
ESTATE AGENT



Flat 4, 42 New Road | | Shoreham-By-Sea | BN43 6RA

£249,950

*** £249,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TOP-FLOOR APARTMENT IN SHOREHAM TOWN CENTRE WITH AMAZING PANORAMIC RIVER VIEWS.

THIS UNIQUE PROPERTY CERTAINLY HAS THE WOW FACTOR, BENEFITTING FROM A SOUTHERLY ASPECT 19'4 X 13' OPEN PLAN RECEPTION ROOM WITH A MODERN KITCHEN AND FLOOR-TO-CEILING WINDOWS OVERLOOKING THE SUSSEX YACHT CLUB AND THE RIVER ADUR. THERE IS ONE DOUBLE BEDROOM WITH DISTANT VIEWS OF THE SOUTH DOWNS AND A SHOWER ROOM.

- STUNNING VIEWS OF THE RIVER & SUSSEX YACHT CLUB
- SOUTHERLY ASPECT 17' X 21' DECKED TERRACE
- THIS PROPERTY MUST BE SEEN TO BE APPRECIATED
- 19'4 X 13' SOUTHERLY ASPECT OPEN PLAN RECEPTION ROOM
- SHARE OF FREEHOLD
- UNIQUE OPPORTUNITY, PLEASE CALL 01273 461144
- MODERN KITCHEN
- ONE DOUBLE BEDROOM WITH VIEWS OF THE SOUTH DOWNS
- TOWN CENTRE LOCATION
- SHOWER ROOM

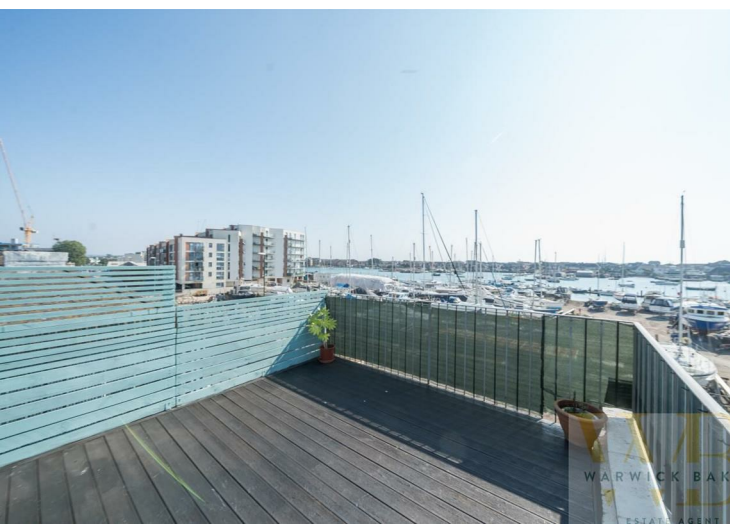
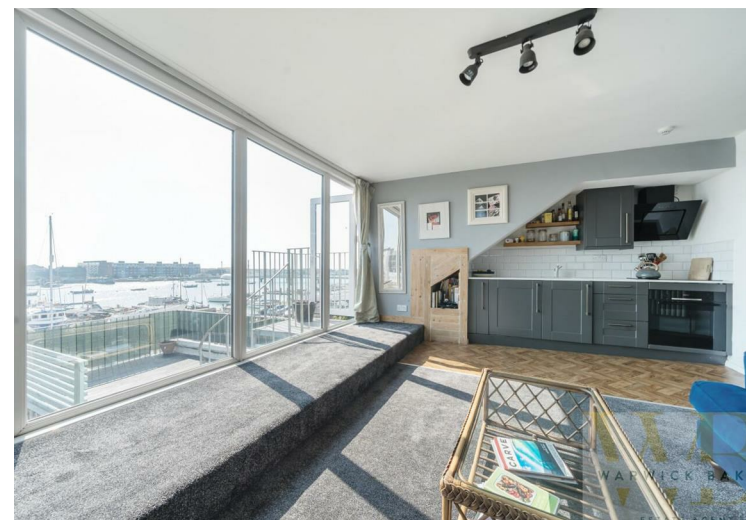
OUTGOINGS / LEASE

SHARE OF FREEHOLD

GROUND RENT - £0

MAINTENANCE £100.00 PER
MONTH

LEASE:-

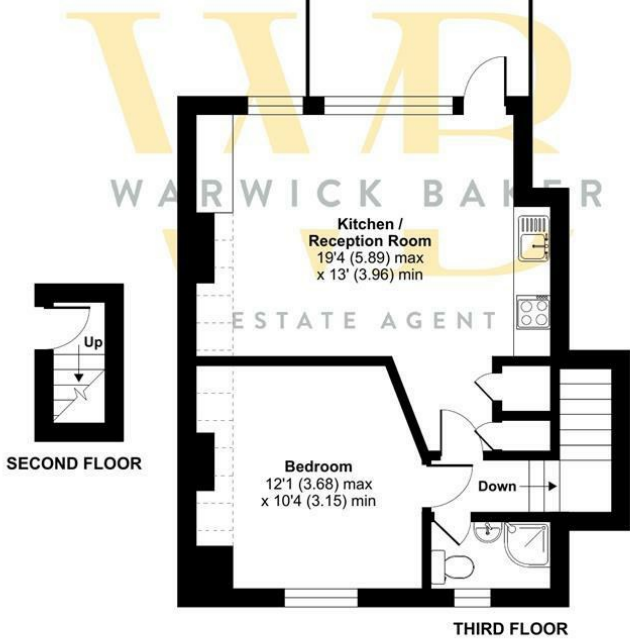


New Road, Shoreham-by-Sea, BN43

Approximate Area = 492 sq ft / 45.7 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 533 sq ft / 49.5 sq m
For identification only - Not to scale



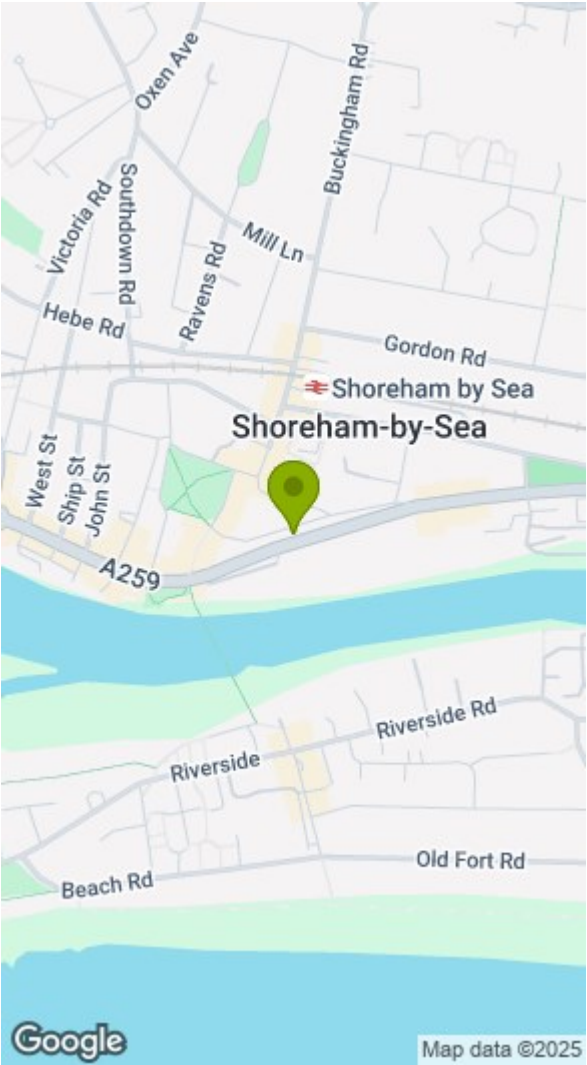
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1190452

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	