5 Princes Court Beach Green | | Shoreham-By-Sea | BN43

WARWICK BAKER
ESTATE AGENT

5 Princes Court Beach Green | | Shoreham-By-Sea | BN43 5YL

Offers In Excess Of £190,000

*** OFFERS IN EXCESS OF £190,000 ***

CASH BUYERS ONLY - THE PROPERTY HAS AN 83 YEAR LEASE - IN NNED OF COMPLETE RENOVATION.

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS FIRST FLOOR APARTMENT.

THE PROPERTY HAS A LIVING / DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND SEPARATE W.C. THERE IS A GARAGE EN BLOC ALSO.

CASH BUYERS ONLY - PLEASE CALL 01273 461144

- CASH BUYESR ONLY
- IN NEED OF COMPLETE MODERNISING
- CALL NOW FOR MORE INFO
- FIRST FLOOR APARTMENT
- GARAGE EN BLOC
- 01273 461144
- TWO DOUBLE BEDROOMS
- VACANT POSSESSION
- SOUTHERLY ASPECT LIVING / DINING ROOM
- 83 YEARS REMAINING ON THE LEASE

COMMUNAL ENTRANCE
Entry phone, stairs rising to the First Floor

ENTRANCE HALL
Doors to all rooms.

LIVING / DINING ROOM
17'10 x 12'8 (5.18m'3.05m x 3.66m'2.44m)
Southerly aspect window.

GARAGE
En bloc, situated at the rear of the property.

KITCHEN
12'4 x 8'5 (3.66m'1.22m x 2.44m'1.52m)
Range of wall and base units, space for appliances, rear aspect window with views of the South Downs.

BEDROOM ONE
14'10 x 11'1 (4.27m'3.05m x 3.35m'0.30m)
Southerly aspect window.

BEDROOM 2
11'8 x 10'2 (3.35m'2.44m x 3.05m'0.61m)
Easterly aspect window.

BATHROOM
Matching suite, rear aspect window.

W.C
Low level W.C, rear aspect window.

OUTSIDE

OUTGOINGS - LEASE
LEASEHOLD - 125 years from 29 September 1980 - 83 YEARS REMAINING

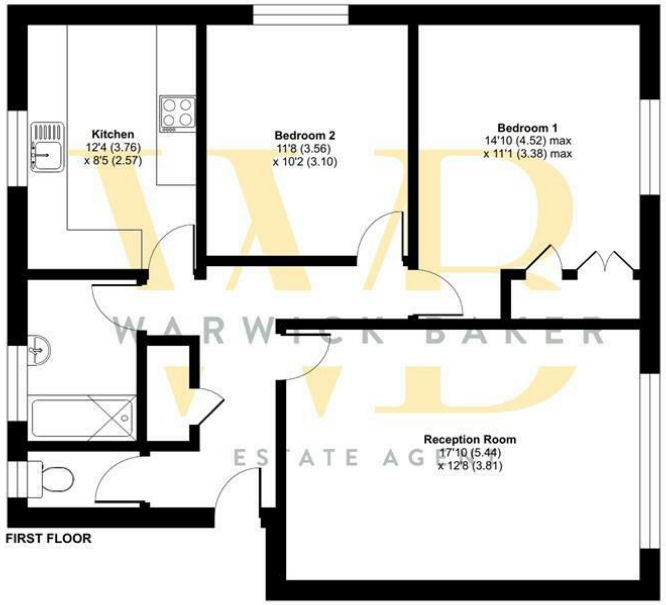
GROUND RENT:- £60 PER ANNUM

MAINTENANCE:- £740 PER ANNUM

Princes Court, Beach Green, Shoreham-by-Sea, BN43

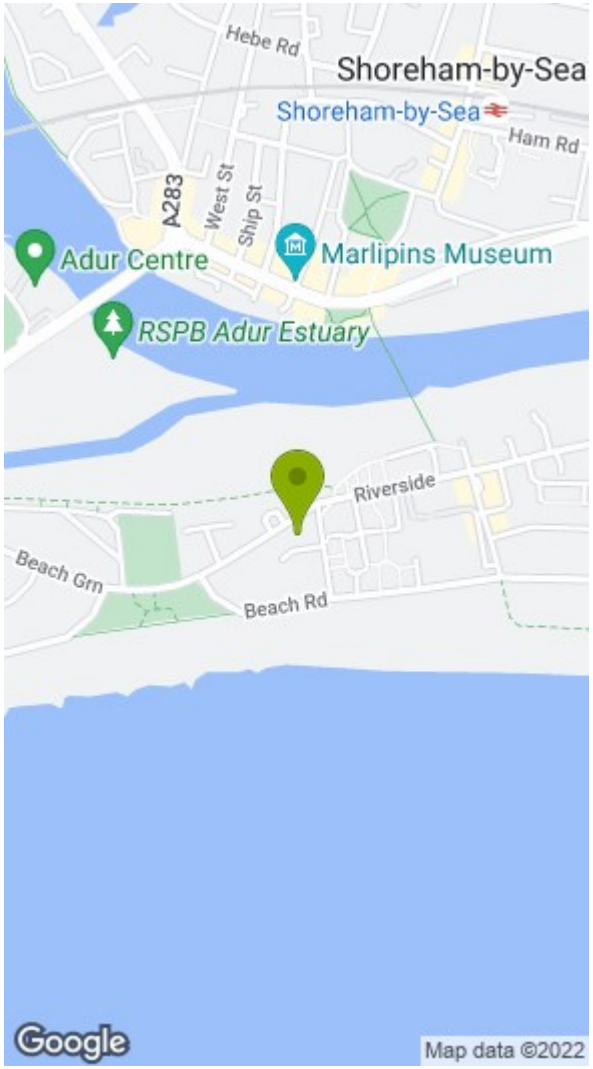
Approximate Area = 815 sq ft / 75.7 sq m

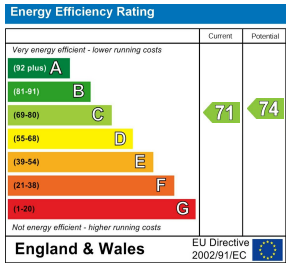
For identification only - Not to scale

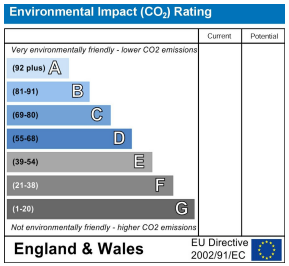


WARWICK BAKER ESTATE AGENTS

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 891359







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