



Flat 3, 7-9 Brunswick Road | | Shoreham By Sea | BN43 5WA





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£150,000

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Warwick Baker Estate Agents are delighted to offer this second floor converted STUDIO FLAT situated in the heart of the town centre close to the main post office and within walking distance to Shoreham main line railway station, comprising: studio room, separate kitchen, bed area, bathroom and communal roof terrace. Internal viewing highly recommended by the vendor's sole agent.

## Front Door Leading To LOWER LOBBY AREA

### TURNING STAIRCASE WITH HAND RAIL TO LANDING

vaulted ceiling on stairway, frosted double glazed window. Door off landing to storage cupboard, frosted double glazed window to the rear. Door off landing to:

### LOUNGE AREA

12'0" x 11'9" (3.66 x 3.58)

T shaped, double glazed windows to the front having an easterly aspect with glimpses of the South Downs, double panel radiator, security door entryphone system. Door off lounge area to:

### KITCHEN

7'0" x 5'0" (2.13 x 1.52)

stainless steel sink unit with mixer tap, inset into granite effect roll edge worktop with cupboards under, tiled splashback, adjacent worktop with inset Limona four ring halogen hob with Limona electric oven under, drawers and cupboard to the side, tiled splashback, frosted double glazed window, extractor fan. Square opening off lounge to:

### BEDROOM AREA

10'0" x 8'6" (3.05 x 2.59)

double glazed windows to the front having an easterly

aspect with glimpses of the South Downs, double panel radiator. Door off bedroom area to walk in storage cupboard with wall mounted gas fired combination boiler. Door off bedroom area to:

### BATHROOM

part tiled, comprising wood panelled bath with mixer tap and separate shower attachment, twin hand grips, vanity unit with inset wash hand basin with contemporary style mixer tap, tiled splashback, double door storage cupboard under, low level wc, heated hand towel rail, frosted double glazed windows, extractor fan.





**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

