



2 Sorlings Reach Sussex Wharf | | Shoreham-By-Sea | BN43

FDD





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£259,950

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

*** GUIDE PRICE £259,950 ***

- BALCONY WITH RIVER AND BEACH VIEWS
- MODERN BATHROOM
- TWO BEDROOMS
- MODERN KITCHEN
- EN SUITE SHOWER ROOM TO MASTER
- ENTRY PHONE SYSTEM
- ALLOCATED PARKING SPACE
- LOUNGE WITH VIEWS

Front Door Leading To L SHAPED ENTRANCE HALL

23' in length, security door entryphone system, door giving access to airing cupboard, door giving access to walk in storage cupboard, Karndean flooring, spotlighting. Door off to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

14'2" x 14'0" (4.34 x 4.27)

L shaped, double glazed window to the front with direct views of the River Adur, view of the South Downs, Karndean flooring, spotlighting, sliding double glazed patio door off to:

BALCONY

7'8" x 4'5" (2.36 x 1.37)

laid to wood decking enclosed by iron ballustrade with wood handrail having direct views of the River Adur with direct views of Central Shoreham and St Mary de Haura church, views of the South Downs.

KITCHEN AREA

14'2" x 8'11" (4.34 x 2.74)

comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into worktop with cupboard under, built in integrated washer/dryer to the side, tiled splashback, adjacent worktop with inset Bosch

stainless steel gas four ring hob with Bosch electric oven under, drawers to the side, pull out spice shelf display rack, tiled splashback, complemented by matching wall units over with undercounter lighting, Bosch integrated extractor hood, Bosch integrated fridge to the side with Bosch integrated freezer under, further adjacent worktop with cupboard under, built in integrated Bosch dishwasher to the side, tiled splashback complemented by matching wall units over with undercounter lighting, end display shelf, further adjacent worktop to the side with storage cupboards under, display shelf to the side, tiled splashback, complemented by matching wall units over with undercounter light, built in integrated storage cupboard housing Potterton gas fired boiler. Door off entrance hall to:

BEDROOM 1

10'11" x 10'5" (3.35 x 3.20)

double glazed windows to the front with direct views of the River Adur, views of the South Downs, built in sliding double door wardrobe. Door off to:

EN SUITE SHOWER ROOM

comprising fully tiled shower cubicle with independent wall mounted shower unit and separate shower attachment, spotlight,

folding shower door, vanity unit with inset wash hand basin and contemporary style mixer tap, low level wc, tiled splashback, double door storage cupboards, heated hand towel rail, vinyl flooring, spotlighting. Door off entrance hall to:

BEDROOM 2

10'9" x 8'0" (3.28 x 2.44)

double glazed windows to the front with direct views of the River Adur, views of the South Downs, built in double door wardrobe. Door off entrance hall to:

BATHROOM

comprising panelled bath with mixer tap and separate shower attachment, twin hand grips, shower screen, vanity unit with inset wash hand basin, contemporary style mixer tap, double door storage cupboard under, storage cupboard to the side, low level wc, heated hand towel rail, vinyl flooring, spotlighting.

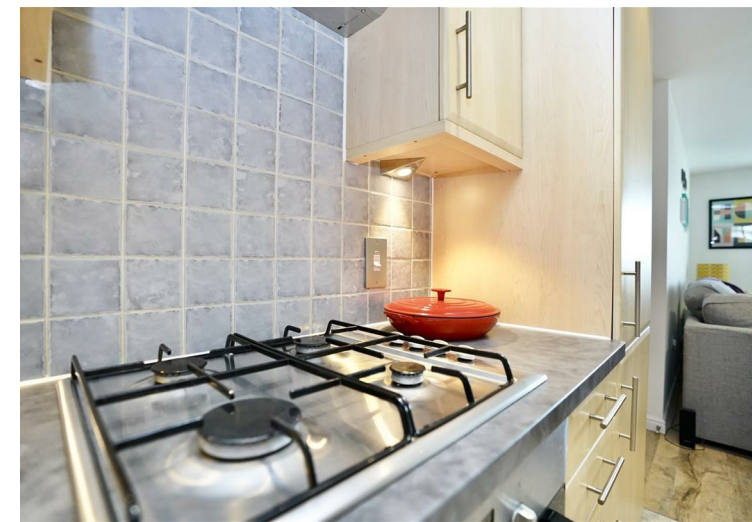
ALLOCATED CAR PARKING SPACE

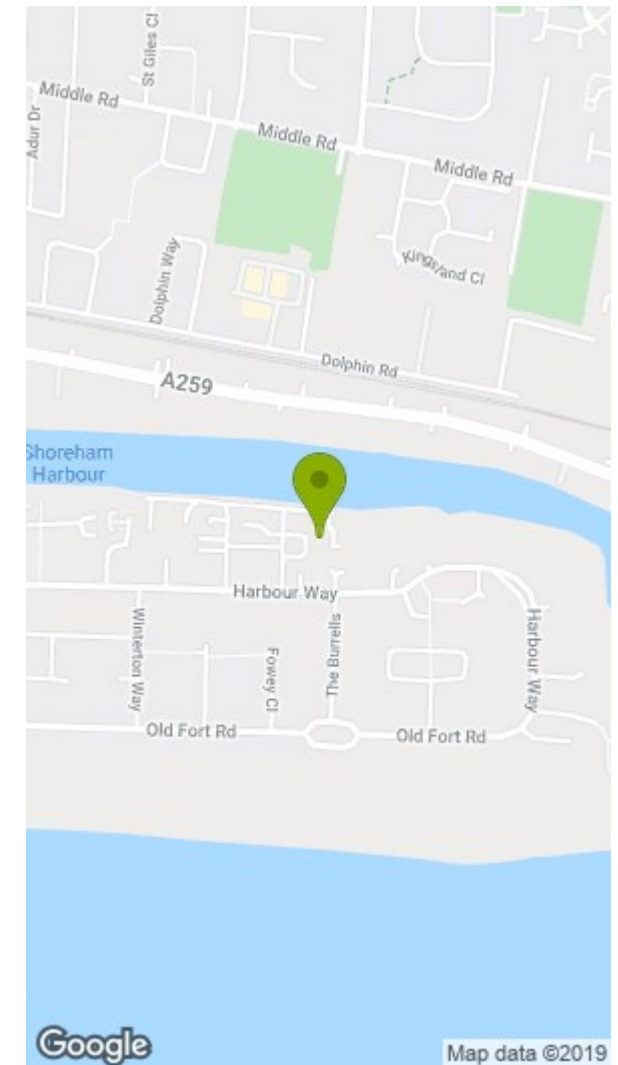
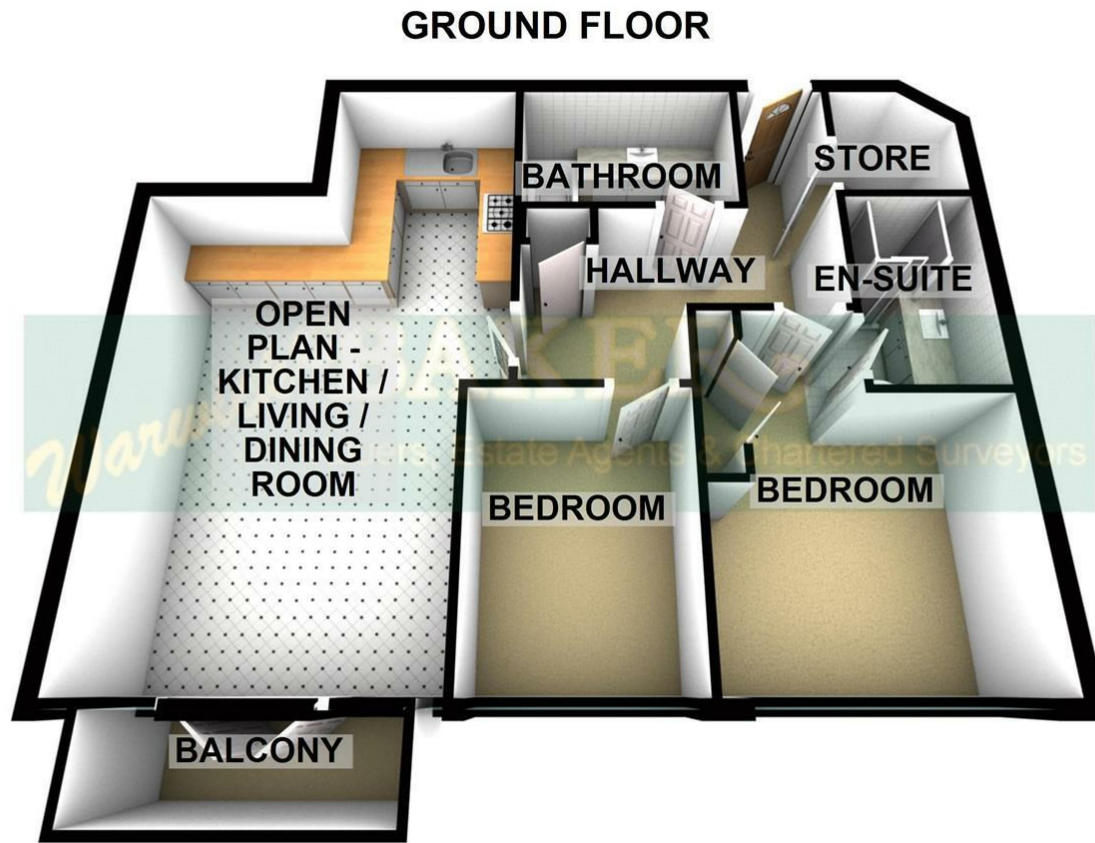
No: 125

BIKE STORAGE SHED & RESIDENTS REFUSE SHED

LEASEHOLD

LEASE - 125 YEARS FROM 2005
MAINTENANCE - £1130.50 pa approx
GROUND RENT - £150 pa





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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B		82	84
(69-80) C				(69-80) C			
(55-68) D				(55-68) 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	