



Flat 2, 32A East Street | | Shoreham | BN43 5ZD



ESTATE AGENT



## Flat 2, 32A East Street | | Shoreham | BN43 5ZD

Offers In Excess Of £200,000

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PLEASE CALL FOR A VIEWING APPOINTMENT - SATURDAY 4TH OCTOBER 11AM - 12PM - 01273 461144

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FIRST FLOOR MAISONETTE.

CONVENIENTLY LOCATED IN THE HEART OF SHOREHAM TOWN CENTRE, EAST STREET FOR THE BARS, RESTAURANTS AND SHOPS WITH STUNNING VIEWS OF ST. MARYS CHURCH THE APARTMENT WAS FULLY REFUBISHED AND CONVERTED IN 2011.

- EAST STREET, TOWN CENTRE LOCATION
- WESTERLY ASPECT WITH VIEWS OF ST. MARYS CHURCH
- 18' X 14' LIVING DINING ROOM
- MODERN FITTED KITCHEN
- 19'9 X 12'1 DOUBLE BEDROOM
- FIRST FLOOR MAISONETTE
- OFFICE / STUDY ROOM WITH VELUX WINDOW
- MODERN FITTED BATHROOM
- NO ONWARD CHAIN
- PLEASE CALL TO VIEW 01273 461144

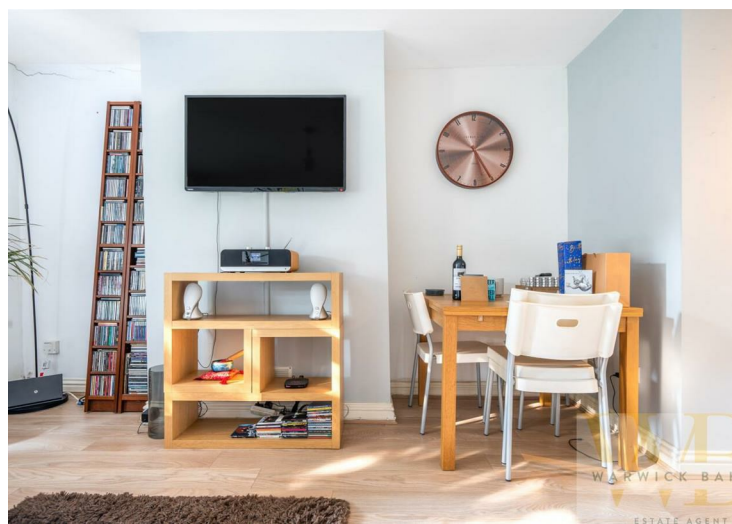
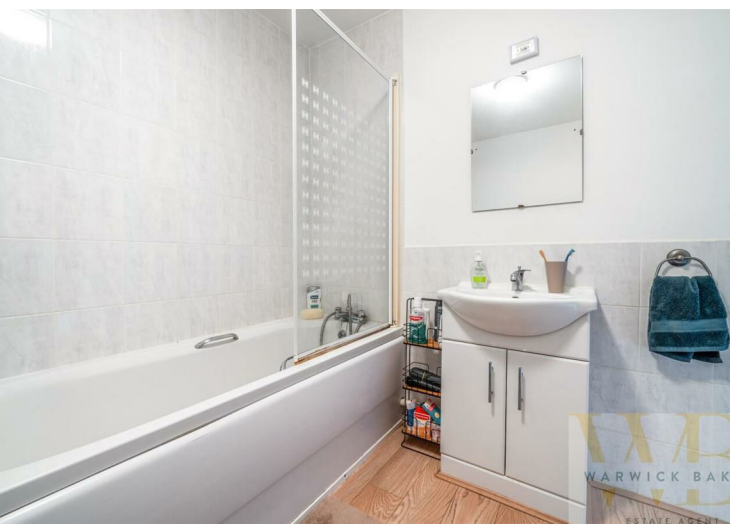
## LEASEHOLD / OUTGOINGS

LEASE - 125 years from 25 March  
2011 - 111 YEARS REMAINING

GROUND RENT - £150 PER  
ANNUM

MAINTENANCE - £250 PER  
ANNUM

BUILDINGS INS - APPROX £520  
PER ANNUM



# East Street, Shoreham-by-Sea, BN43

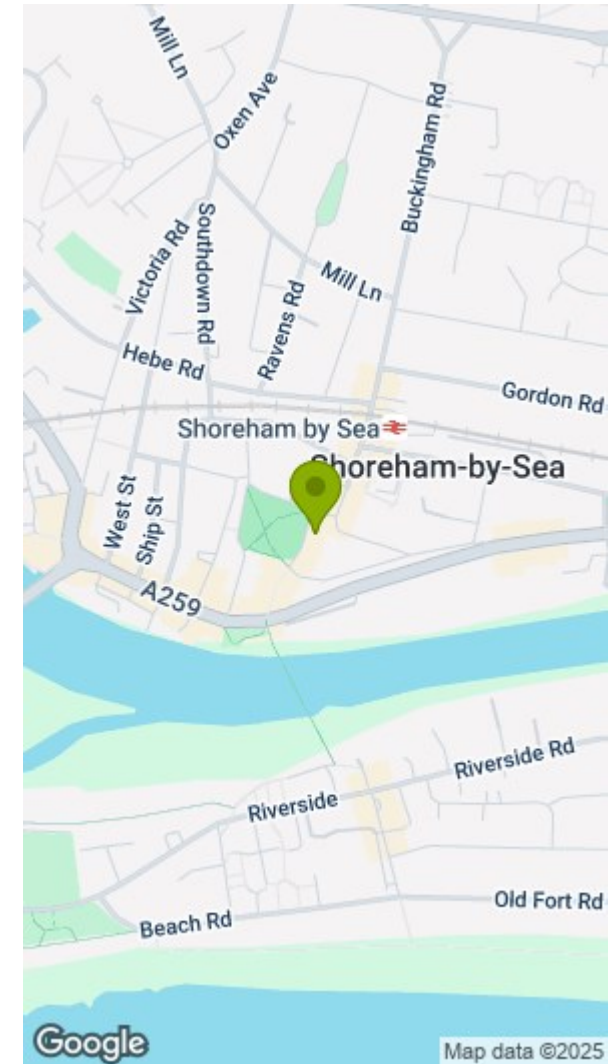
Approximate Area = 606 sq ft / 56.2 sq m  
 Limited Use Area(s) = 53 sq ft / 4.9 sq m  
 Total = 659 sq ft / 61.1 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1179328



## 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	81