



Sussex Wharf, Shoreham-By-Sea

Guide Price
£225,000
Leasehold

- First Floor Apartment
- Passenger Lift Access
- Double Bedroom With Built In Wardrobe
- Allocated Parking Space
- Council Tax Band: B
- Balcony With River Views
- Fitted Kitchen With Granite Worksurfaces
- Contemporary Bathroom
- Beautifully Presented
- EPC: B

GUIDE PRICE £225,000 - £250,000 Robert Luff & Co are proud to offer this beautifully presented apartment, ideally located on Shoreham Beach, just moments from a sheltered sandy beach and many watersports facilities; including sailing, kayaking, paddle-boarding and fishing. Shoreham High Street offers a fine array of independent shops, cafes, restaurants and gastro-pubs and Shoreham mainline railway station provides easy access to Brighton & London. The accommodation comprises: Entrance hall, open plan living room & fitted kitchen with access to balcony with panoramic views over the River Adur to the South Downs beyond, spacious double bedroom and contemporary bathroom. Benefits include: Lift access, gas central heating, double glazing and allocated parking space. VIEWING ESSENTIAL!!

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Accommodation

Communal Entrance Hall

Stairs and lift to first floor.

Personal Front Door

To

Entrance Hall

Downlighters, wall mounted door entry phone system, large storage cupboard with light, airing cupboard housing hot water cylinder, radiator.

Lounge/Kitchen 24' x 9'9" (7.32m x 2.97m)

Lounge Area: Double glazed patio doors leading onto balcony, television aerial point, radiator.

Kitchen Area: Downlighters, range of fitted wall and base level units, granite worksurfaces incorporating stainless steel one and a half bowl single drainer sink unit with mixer tap, electric oven, gas hob and electric extractor hood, integrated washing machine, dishwasher and fridge/freezer, tiled splashbacks, cupboard housing central heating boiler.

Balcony

Stunning views over the River Adur to the South Downs beyond.

Bedroom 13'7" max x 9'4" (4.14m max x 2.84m)

Double glazed window overlooking the River Adur, built in wardrobe with mirrored doors, radiator.

Bathroom

Downlighters. Fitted suite comprising: Panel enclosed bath with mixer tap and wall mounted shower over, vanity unit with inset wash hand basin and cupboards under, fitted mirror, close coupled WC, electric shaver point, part tiled walls, heated towel rail.

Allocated Parking

Space number 148 Plus 1 visitor permit.

Secure Bike Storage

Lease & Maintenance

Lease: 106 years remaining.

Maintenance: £1,957 P.A Paid In 2 installments.



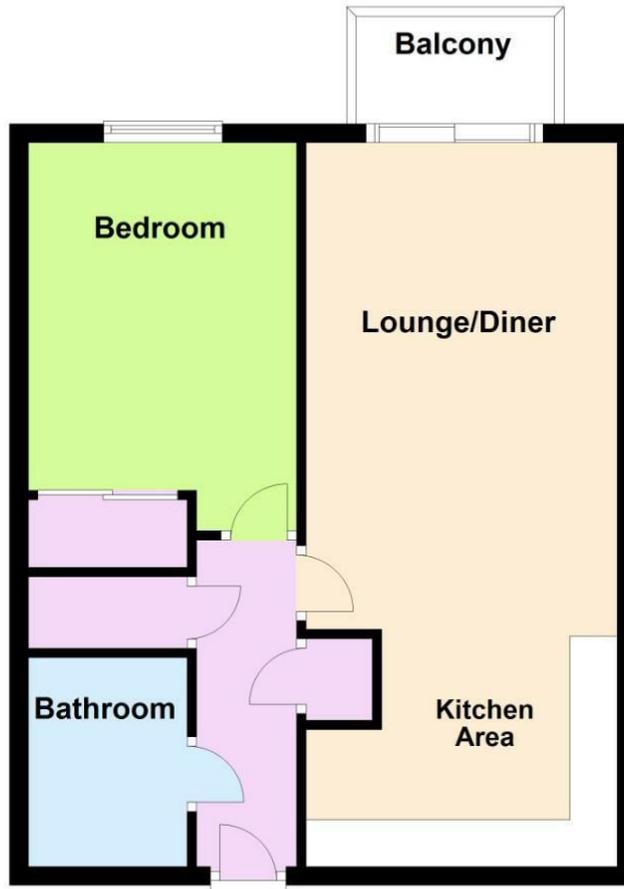
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Floor Plan

Approx. 48.2 sq. metres (519.1 sq. feet)



Total area: approx. 48.2 sq. metres (519.1 sq. feet)

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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.