

Newport | Sussex Wharf | Shoreham by Sea | BN43 5BJ
Offers Over **£230,000**



We are delighted to offer for sale this spacious double bedroom ground floor apartment benefitting from balcony with views over River Adur, situated in this popular Shoreham Beach location.



Key Features

- One Double Bedroom
- Spacious Bathroom
- Modern Fitted Kitchen
- Balcony
- Views Over River Adur
- Allocated Parking
- Open Plan Living Area
- Inspection Is Advised
- Pvcu Double Glazing & Gas Central Heating
- Popular Shoreham Beach Location



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE

COMMUNAL HALLWAY Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising carpeted flooring, two storage cupboards, spotlights, radiator.

SPACIOUS OPEN PLAN LOUNGE/KITCHEN North aspect. Comprising carpeted flooring, radiator, two ceiling light fittings, pvcu double glazed sliding door out to PRIVATE BALCONY with direct views over the River Adur. Opening through to :-

KITCHEN AREA

Comprising square edge worksurfaces with cupboards below and matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset electric hob with oven below and extractor fan above, part tiled splashback, kickboard heater, integrated fridge/freezer units, spotlights.

DOUBLE BEDROOM North aspect. Comprising carpeted flooring, pvcu double glazed window benefitting from direct River Adur views, single ceiling light fitting, built in mirrored wardrobe with hanging rails and shelving.

MODERN BATHROOM Comprising low flush wc and hand wash basin set into vanity unit, with mirror cupboards above, panel enclosed bath with mixer tap and integrated shower over, part tiled walls, ladder style heated towel rail.

EXTERNAL

ALLOCATED PARKING SPACE

TENURE

Leasehold

LEASE: Approximately 107 years remaining

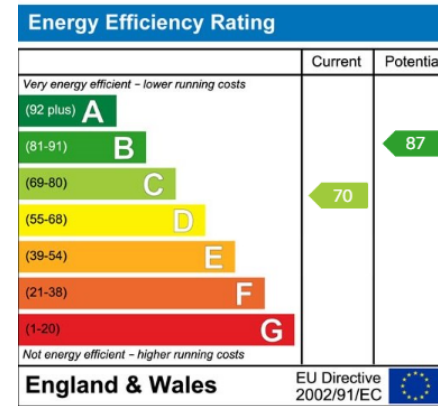
MAINTENANCE: Approximately £1200 per annum

GROUND RENT: Approximately £500 per annum

LOCATION

Conveniently situated adjacent to the River Adur and within approximately 500 yards of the foreshore. Local shops can be found in Ferry Road, whilst more comprehensive shopping facilities, restaurants and bars can be found in Shoreham town centre. The library, health centre and mainline railway station are also close by, and Brighton and Worthing are both easily accessible and are approximately 5 miles to the East and West respectively





Property Details:

Floor area (as quoted by EPC: 474sqft

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.