



Sorlings Reach, Sussex Wharf | Shoreham by Sea | BN43 5PD
Offers Over £220,000





We are delighted to offer for sale this spacious and well presented one double bedroom apartment situated on the raised ground floor within this desirable Shoreham Beach location.



Key Features

- One Double Bedroom
- Direct River Adur Views
- Balcony With Access From Bedroom And Lounge
- Spacious Kitchen
- Modern Bathroom
- Allocated Parking
- Long Lease
- Desirable Shoreham Beach Location
- Raised Ground Floor Apartment



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Communal front door with stairs leading to raised ground floor.

Private front door through to:-

SPACIOUS ENTRANCE HALL Comprising laminate flooring, radiator, sunken spotlights, wall mounted entryphone system, walk in storage cupboard housing wall mounted fusebox, airing cupboard housing factory lagged hot water tank and slatted shelving over.

OPEN PLAN LOUNGE Benefitting from direct views over River Adur and distant downland views. North aspect. Comprising radiator, carpeted flooring, pvcu double glazed double doors leading out onto:-

BALCONY Benefitting from direct impressive River views and distant downland views.

SPACIOUS KITCHEN South aspect. Comprising double doors into lounge, pvcu double glazed window with fitted roller blind, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, inset four ring Bosch gas hob with oven below and extractor fan over, part tiled splashbacks, provision for washing machine, matching integrated fridge/freezer and dishwasher, sunken spotlights, extractor fan.

DOUBLE BEDROOM North aspect benefitting from impressive River and downland views. Comprising pvcu double glazed door leading out onto BALCONY, laminate flooring, built in wardrobes with hanging rail and shelving, radiator, extractor fan.

BATHROOM South aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated shower over, low flush wc, hand wash basin with vanity unit below, radiator, sunken spotlights, extractor fan, part tiled walls, shaver point.

EXTERNAL

ALLOCATED PARKING SPACE Number 133 Located at front of property. Visitor parking available at the rear.

COMMUNAL FACILITIES Gardens, bike and bin store.

TENURE

Lease: 125 years from 1st June 2005 - 106 years remaining

Maintenance: £1500 per annum

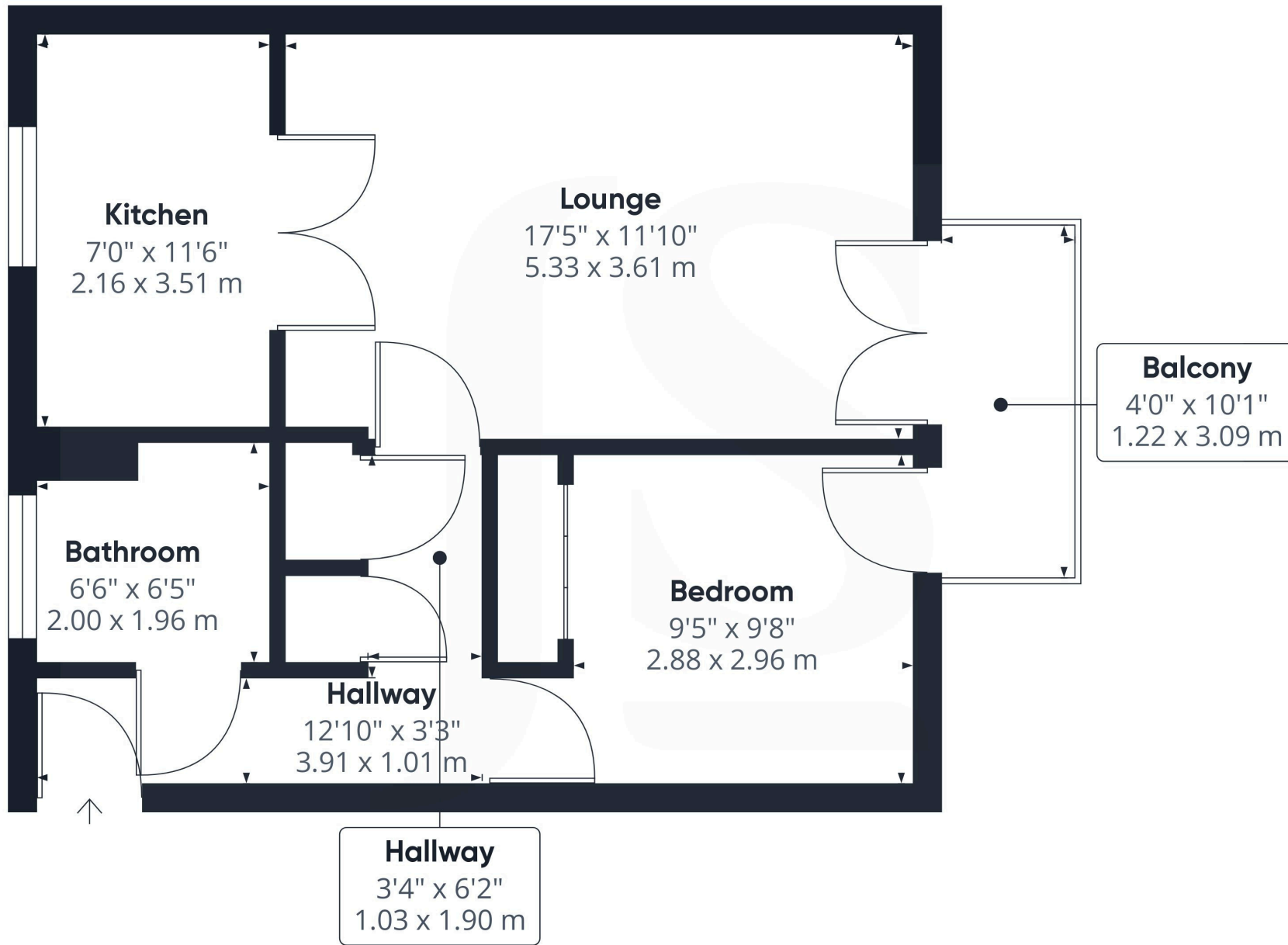
Ground Rent: £150 per annum

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.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Approximate total area⁽¹⁾
521.32 ft²
48.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Property Details:

Floor area (as quoted by EPC: 549 sqft)

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.