



**Waters Edge, Anchor Close | Shoreham by Sea | BN43 5BZ**  
**Offers Over £240,000**





We are delighted to offer for sale this two bedroom second floor flat forming part of this popular riverside development with allocated parking situated within this secure residence



# Key Features

- Remainder Of A 999 Year Lease
- Low Maintenance
- Direct River And Distant Sea And Downland Views
- Two Allocated Parking Spaces
- Gated Development
- No Ongoing Chain
- Ensuite Shower Room
- Ideal First Time Buy Or Investment Purchase



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

COMMUNAL ENTRANCE Stairs to:-

SECOND FLOOR LANDING Private front door into:-

SPACIOUS ENTRANCE HALL Comprising visual display entryphone system, wall mounted heating control system, radiator, wall mounted electric meter, laminate flooring, cupboard with slatted shelving.

DOUBLE ASPECT SPACIOUS LOUNGE North and South aspect benefitting from direct River views and distant sea and downland views. Comprising two pvcu double glazed windows, pvcu double glazed double doors onto juliet balcony, feature fireplace having an inset electric fire, two radiators, coving, telephone point.

KITCHEN South aspect benefitting from distant sea views. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, inset four ring gas hob with oven below and extractor fan over, space for fridge/freezer, provision for dishwasher and washing machine, part tiled splashbacks.

ENSUITE BEDROOM ONE North aspect benefitting from direct River and distant downland views. Comprising pvcu double glazed window with fitted blind, radiator, built in wardrobe with hanging rail and shelving.

ENSUITE SHOWER ROOM Comprising shower cubicle being fully tiled having an integrated Triton shower, low flush wc, pedestal hand wash basin, radiator, fully tiled walls, extractor fan.

BEDROOM TWO North aspect having direct river and distant downland views. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

BATHROOM Comprising obscure glass pvcu double glazed window, panel enclosed bath having an integrated Triton shower over, pedestal hand wash basin, low flush wc, radiator, fully tiled walls.

## EXTERNAL

TWO ALLOCATED PARKING SPACES

COMMUNAL FACILITIES Include attractive well maintained gated communal areas with range of plants, trees and shrubs surrounding the area,

## TENURE

Lease - 999 years from 28.9.2001 - 976 years remaining

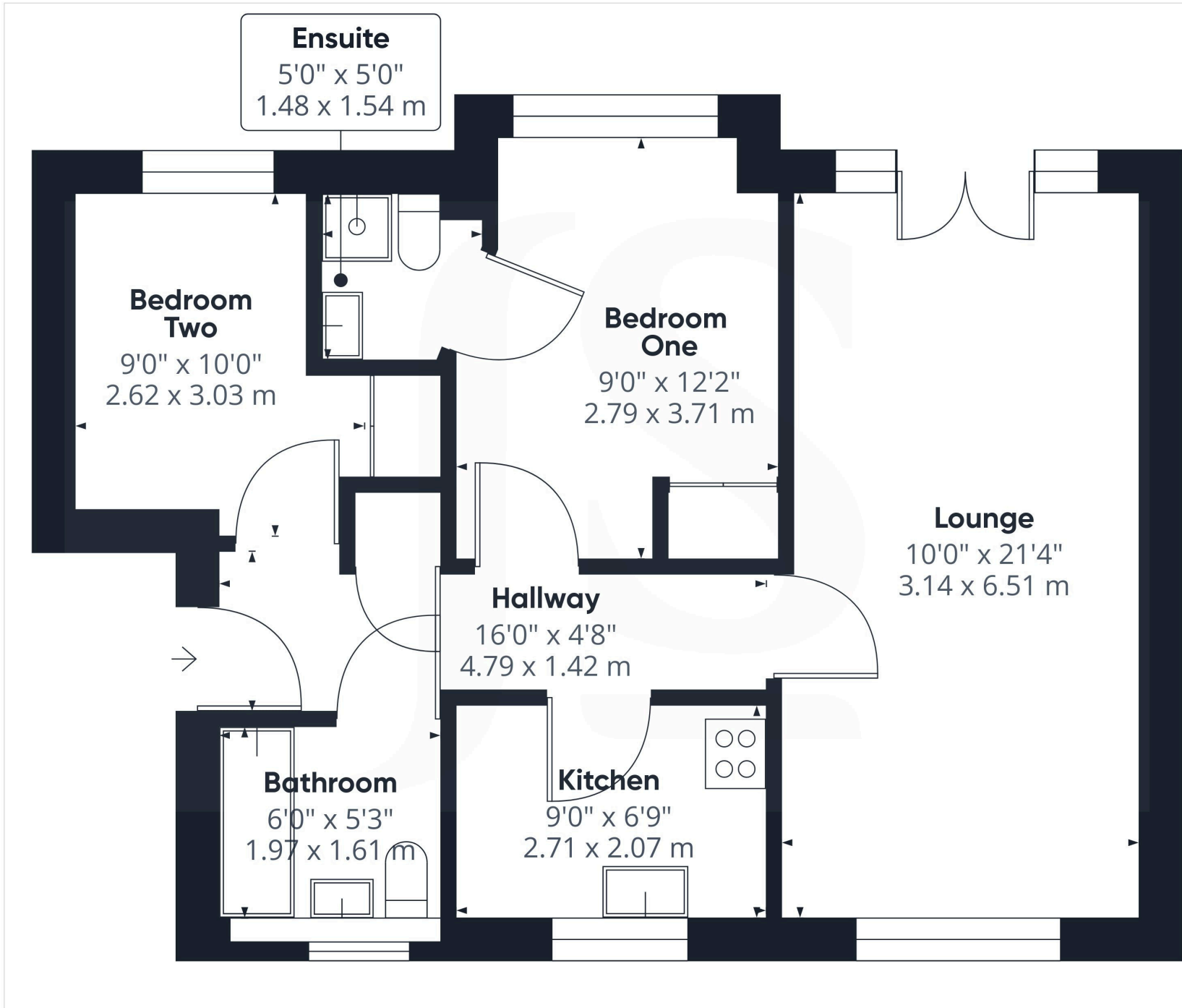
Maintenance - Approximately £900 per annum

Ground Rent - Approximately £150 per annum

## LOCATION

Conveniently situated in the popular Shoreham Beach area, close to River Adur and the foreshore. Local shops are situated approximately 1/2 mile away in Ferry Road whilst there is a footbridge over the River to the centre of Shoreham with its comprehensive shopping facilities, health centre, library and mainline railway station.





**JS**

Approximate total area<sup>(1)</sup>  
 598.58 ft<sup>2</sup>  
 55.61 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Property Details:

Floor area (as quoted by EPC): 614 sqft  
 Tenure: Leasehold  
 Council tax band: C

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.