



Sorlings Reach, Sussex Wharf | Shoreham by Sea | BN43 5PD

Guide Price £240,000



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

- Open Plan Kitchen / Lounge
- One Double Bedroom
- Allocated Parking
- Desirable Shoreham Beach Location
- Balcony With Direct River Adur Views
- Gas Central Heating
- Modern Bathroom
- Raised Ground Floor Apartment
- Long Lease



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

COMMUNAL ENTRANCE Stairs to:-

RAISED GROUND FLOOR Private front door through to:-

ENTRANCE HALLWAY Comprising recessed spotlights, fire alarm, carpeted flooring, cupboard housing Worcester boiler, further cupboard for storage also housing fusebox, wall mounted door entryphone system.

BATHROOM Comprising panel enclosed bath with mixer tap and integrated shower, hand wash basin set into vanity unit with storage below, hidden cistern low flush wc, wall mounted heated towel rail, wall mounted shaver point, part tiled walls, spotlights, extractor fan,

BEDROOM North aspect. Comprising pvcu double glazed window, radiator, single light fitting, built in wardrobes with hanging rail and shelving.

OPEN PLAN LOUNGE/KITCHEN North aspect.

Kitchen area: Comprising roll edge laminate work surface, matching base and eye level cupboards, with lighting, stainless steel sink one and a half bowl sink unit with mixer tap, integrated appliances include Bosch fridge/freezer, Bosch electric fan oven, Bosch gas hob, Bosch extractor fan, Beko dishwasher. Space and provision for washing machine, recessed spotlights, contemporary tiled splashback.

Lounge Area: Comprising pvcu double glazed sliding door out to Balcony, radiator, two pendant lights.

EXTERNAL

BALCONY Having panoramic views over the River Adur and distant downland views

ALLOCATED PARKING SPACE

TENURE

Leasehold

LEASE: 125 Years from 1st June 2005 - approximately 105 years remaining

MAINTENANCE: Approximately £1600 per annum

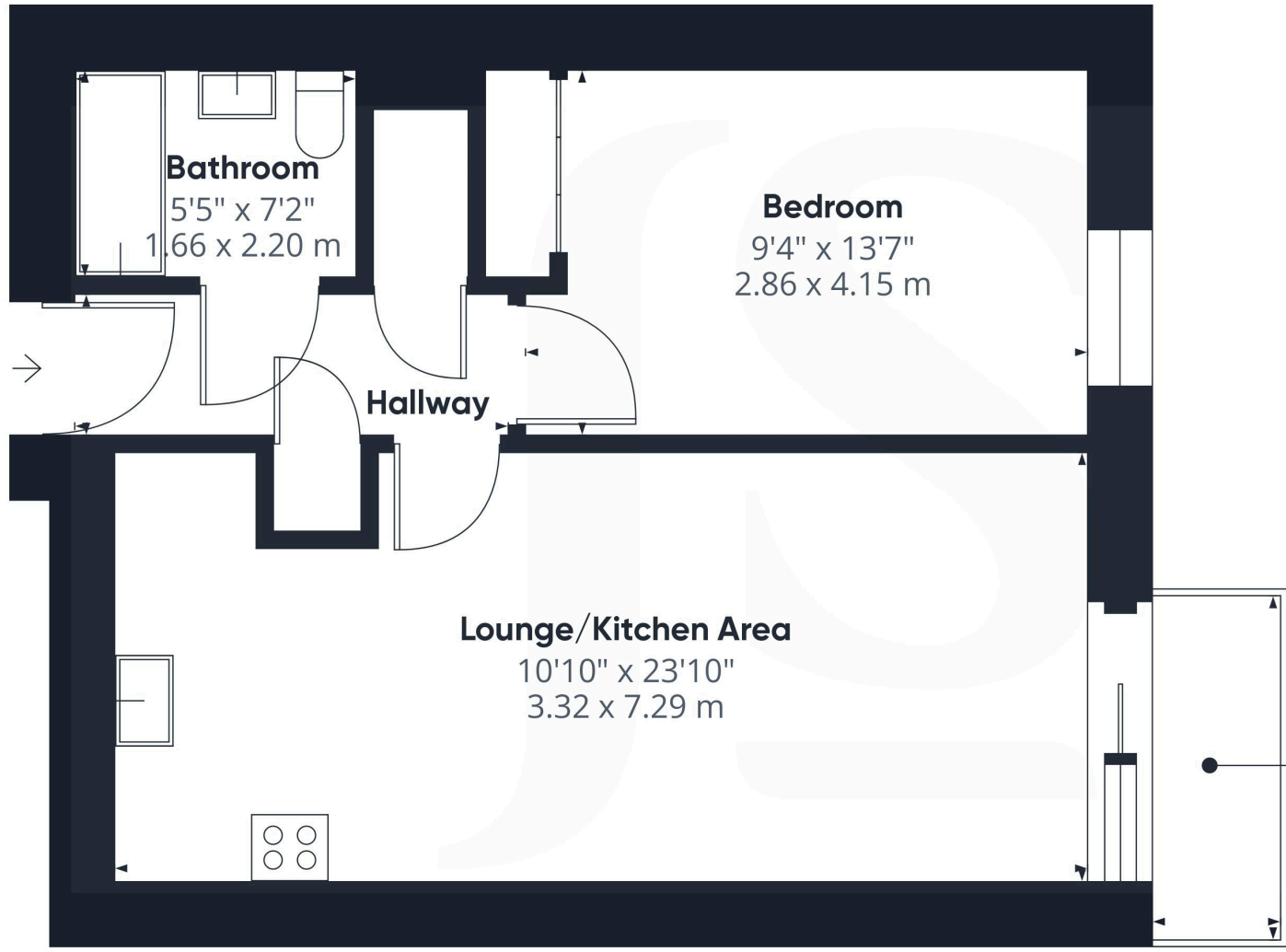
GROUND RENT: Approximately £150 per annum

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⁾
482.87 ft²
44.86 m²

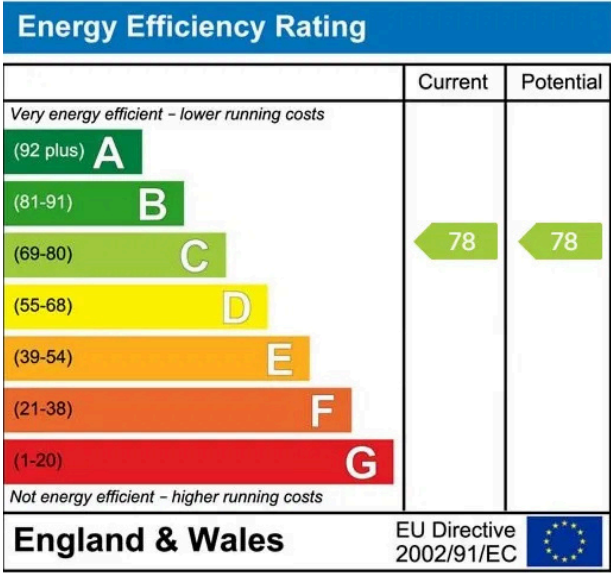
Balconies and terraces
29.92 ft²
2.78 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by floorplan): 482.87 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.

