



Newport, Sussex Wharf | Shoreham by Sea | BN43 5BJ

Guide Price £260,000



We are delighted to offer for sale this two bedroom ground floor apartment with a private balcony and river views.



Property details: Newport, Sussex Wharf | Shoreham by Sea | BN43 5BJ

Key Features

- Ground Floor Apartment
- Two Bedrooms
- Modern Throughout
- Allocated Parking
- Private Balcony
- River Views
- No Ongoing Chain
- Open Plan Kitchen / Lounge



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Front door through to:-

SPACIOUS ENTRANCE HALL Comprising spotlights, wall mounted entry phone system, built in storage cupboard housing alarm system control panel, single light fitting, further storage cupboard housing hot water tank with slatted shelving.

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM North aspect benefitting from direct river views and distant downland views. Comprising pvcu double glazed sliding doors leading out onto PRIVATE BALCONY. Roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, stainless steel one and a half bowl sink unit with drainer board and mixer tap, integrated appliances include four ring gas hob with oven below and extractor fan over, fridge/freezer, dishwasher, washing machine. Wall mounted Potterton boiler, spotlights, radiators.

BEDROOM ONE South aspect. Comprising pvcu double glazed windows, radiator, single light fitting, built in wardrobe with hanging rail and shelving, carpeted flooring.

BEDROOM TWO South aspect. Comprising pvcu double glazed windows, radiator, contemporary light fitting, carpeted flooring.

BATHROOM Comprising panel enclosed bath with an integrated shower attachment over, wall mounted hand wash basin with vanity unit below, low flush wc, part tiled walls, radiator, wood effect vinyl flooring.

ALLOCATED PARKING

TENURE

Leasehold

LEASE: 125 years from 1st June 2005, 105 Years Remaining

MAINTENANCE: £1738 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

