



Osborn
Frankling

Sorlings Reach, Sussex Wharf, Shoreham-By-Sea, West Sussex, BN43 5PD

£295,000 (Leasehold)

- Two-bedroom First Floor Apartment
- Lift Access
- Balcony with Far Reaching Views
- Gas Fired Central Heating
- No Onward Chain
- En-Suite to Bedroom One
- Allocated Parking
- Great BTL Investment (currently tenanted)
- Total Area Approx: 60.6 Sq.M. / 652 Sq.Ft.

Osborn Frankling are delighted to offer this well presented two-bedroom first floor apartment, located in the sought after Sussex Wharf Development built in 2005 overlooking the South Downs and River Adur. The property benefits from having a long-standing tenant or is also being offered with vacant position.

Shoreham Beach, offering sandy beach and many water sports facilities; including sailing, kayaking, paddle-boarding and fishing. Shoreham High Street offers a selection of independent shops, cafes, restaurants and gastro-pubs and Shoreham mainline railway station provides easy access to Brighton & London. Brighton, Horsham, Gatwick, and London are accessible via the A27/ A24/A23/M23.

Accommodation Comprises: Communal Entrance Hall – stairs to:

Hallway: Storage cupboard and airing cupboard. Radiator. Entry phone system.

Open Plan Living Room: Radiator. Television point. Double-glazed sliding door to balcony overlooking the River and South Down.

Kitchen/ Dining Room: Comprising a range of wall and base units, with laminated work surfaces. Gas hob and Integrated electric oven with extractor fan. Sink & drainer unit with mixer taps. Integrated washing machine & dishwasher. Double-glazed window with views over the South Downs and River.

Bedroom 1: Radiator. Double-glazed window to side aspect. Wardrobe cupboard. Door to:

En- suite: Wash hand basin set in vanity unit. Concealed cistern WC. Shower enclosure. Tiled walls. Radiator

Bedroom 2: Radiator. Double-glazed window to side aspect.

Bathroom: Wash hand basin set in vanity unit. Concealed cistern WC. Panelled bath with shower attachment. Tiled walls. Radiator

Allocated Parking Space & Bike Store

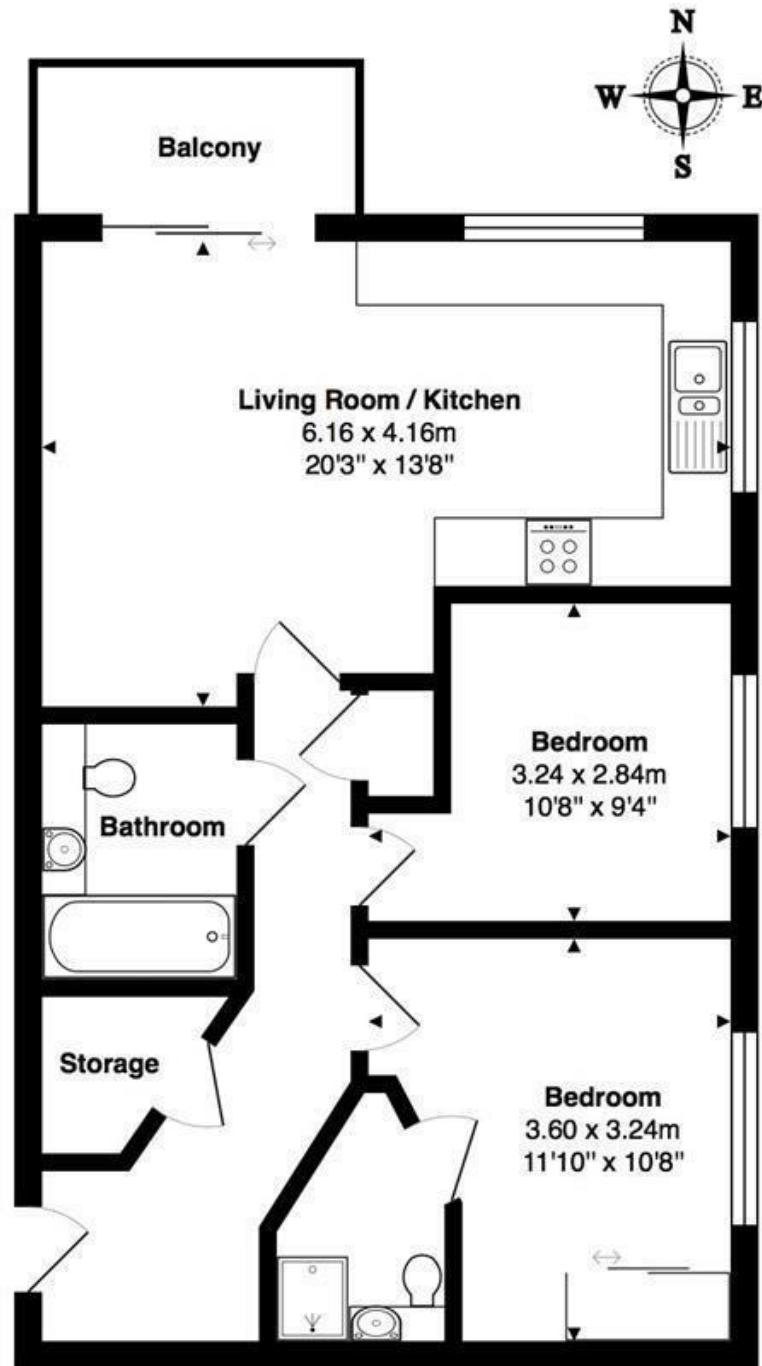
Agents Notes:

Maintenance Charges: £167 PCM (approximately)

Ground Rent: £300 PA

Lease Remaining: 108 years (approximately)

Council Tax Band: C



First Floor
Area: 60.6 m² ... 652 ft²



Osborn Frankling Estate Agents

www.sellinghomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.